

FILE COPY

COUNTY COMMISSIONERS

Carolina Mejia-Barahona
District One
Gary Edwards
District Two
Tye Menser
District Three



**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Creating Solutions for Our Future

Joshua Cummings, Director

NOTICE OF LAND USE APPLICATION

Notice Mailed: October 18, 2023
Project Number(s): 2023104664 (23 112423 XI)
Project Name: Britcher Reasonable Use Exception
Project Address: 654 Sandra Lee Ct SE, Olympia, WA
Parcel: 65120000400
Applicant: John and Kim Britcher; Owner
Lead Planner: Heather Tschaekofske, Associate Planner/Biologist, (360) 786-5553
heather.tschaekofske@co.thurston.wa.us

THE 20-DAY PUBLIC COMMENT PERIOD ENDS AT 4:00 PM ON NOVEMBER 7, 2023

Project Description: The proposal is a Reasonable Use Exception request for permitting of proposed residential addition within the mapped Nisqually hillside overlay district, characterized as a special landslide hazard area. The subject property zoning is Rural Residential - One Dwelling Unit per Five Acres (RR 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 **November 7, 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. Click the 'Project Tracker' link, then enter the project number noted above. They are also available for public review during normal business hours at the Building Development Center, 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.

Other Information About This Project

Application Received: October 3, 2023

Application Deemed Complete: October 12, 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, narrative, geotechnical report, and site plans.

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

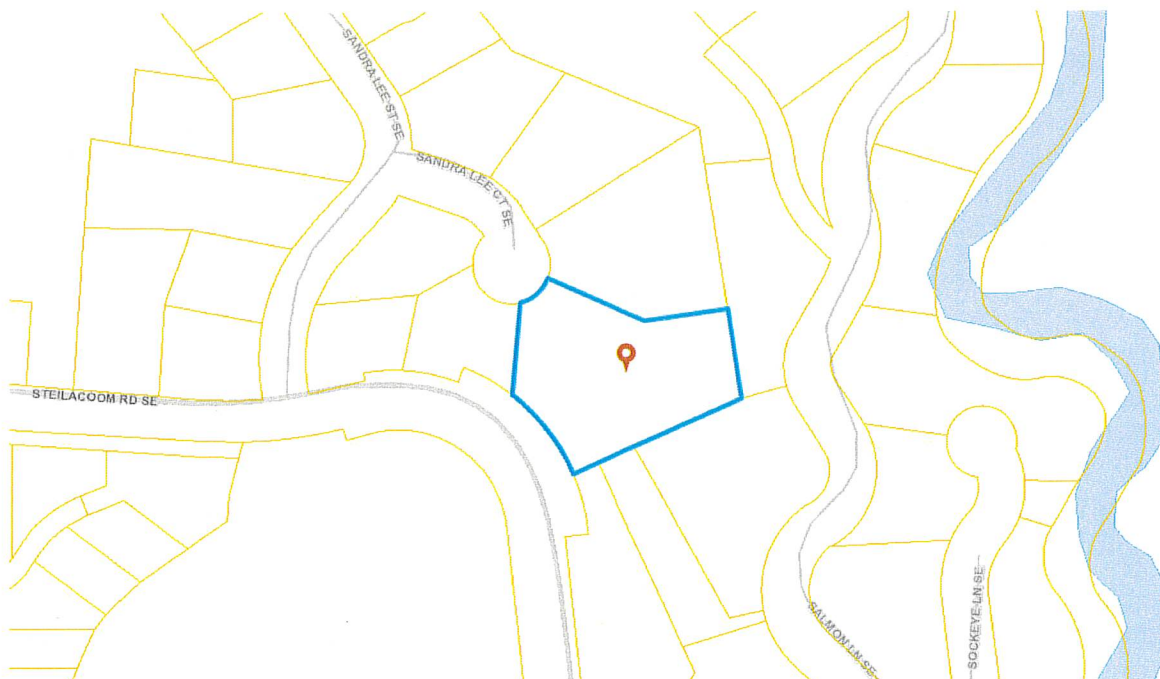
Permits Requested by the Applicant: Reasonable Use Exception permit.

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

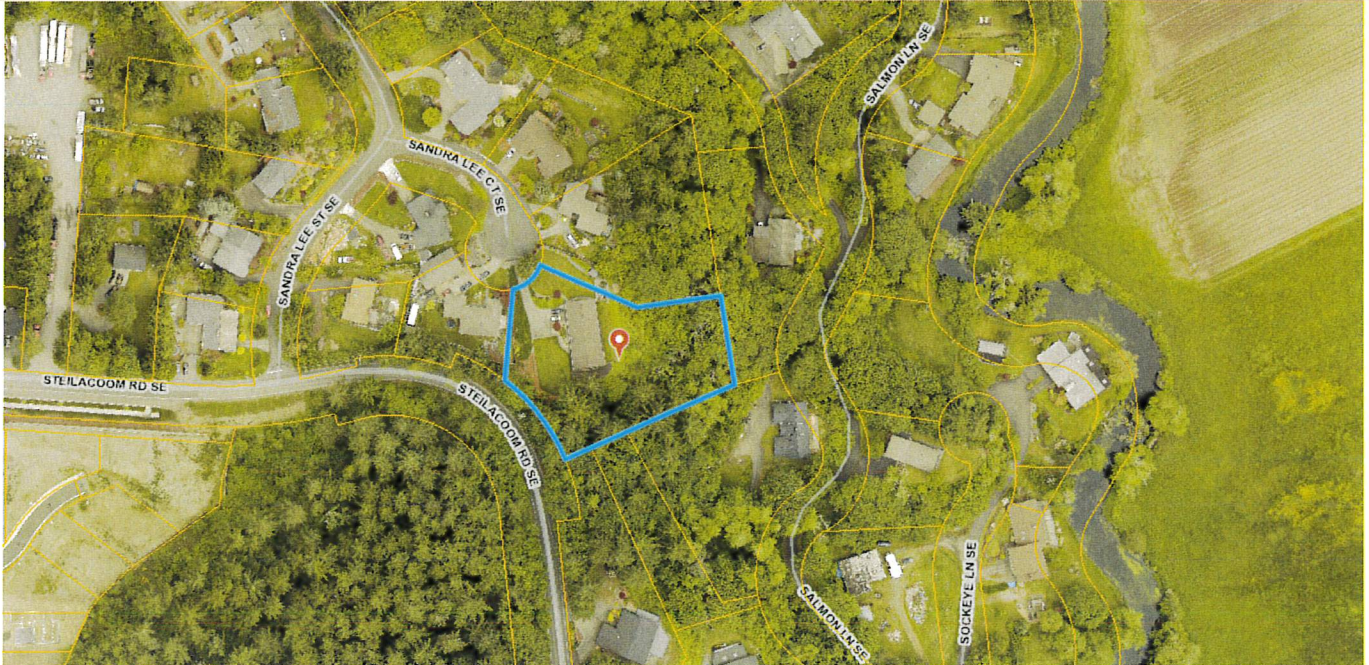
At this time, no determination of consistency with County development regulations has been made. At minimum, this project will be subject to the following plans and regulations: Thurston County Comprehensive Plan, Zoning Ordinance (TCC 20), Critical Areas Ordinance (TCC 24), Stormwater Drainage Design and Erosion Control Manual (TCC 15.05), Uniform Building Code (TCC 14), State Environmental Policy Act (SEPA) Ordinance (TCC 17.09), HCP (TCC 17.40), Road Design Standards (TCC 15.05), Shoreline Master Program for Thurston County, and Platting & Subdivision Ordinance (TCC 18).

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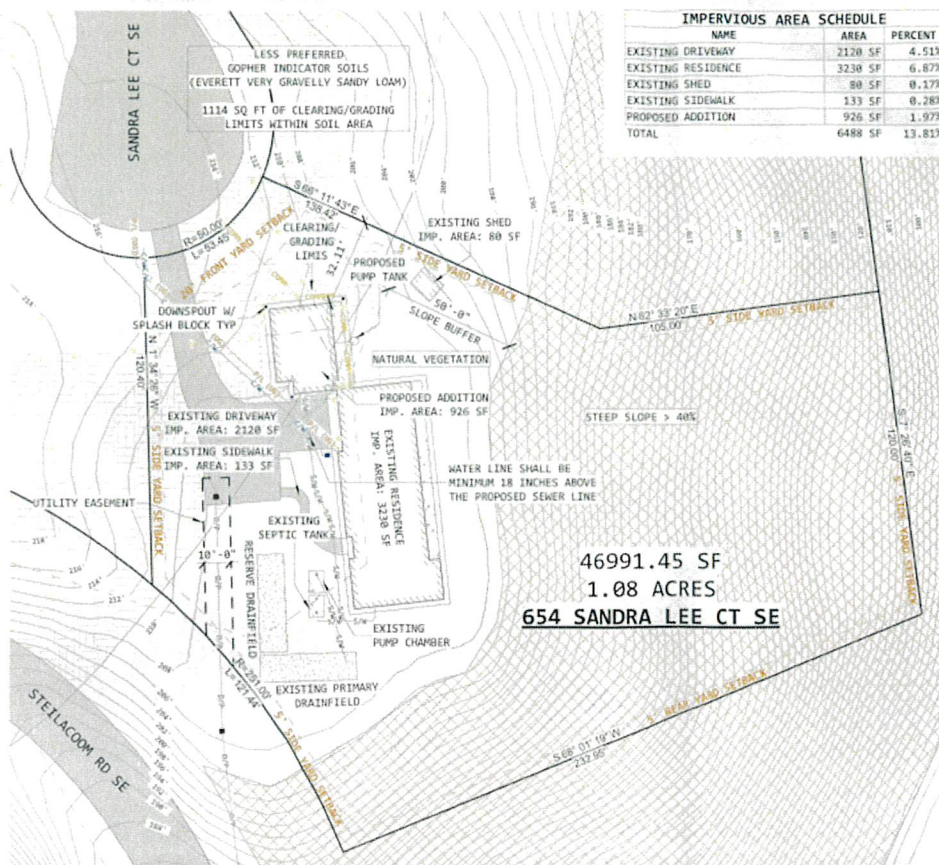
Vicinity Map



2022 Aerial Photo

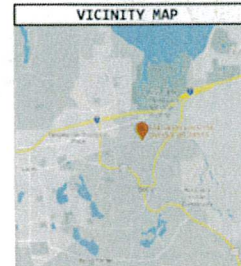


Site Plan (see next pages)



| IMPERVIOUS AREA SCHEDULE | | |
|--------------------------|---------|---------|
| NAME | AREA | PERCENT |
| EXISTING DRIVEWAY | 2120 SF | 4.51% |
| EXISTING RESIDENCE | 3230 SF | 6.87% |
| EXISTING SHED | 80 SF | 0.17% |
| EXISTING SIDEWALK | 133 SF | 0.28% |
| PROPOSED ADDITION | 926 SF | 1.97% |
| TOTAL | 6488 SF | 13.81% |

| PROJECT INFORMATION | |
|---------------------|--|
| ADDRESS: | 654 SANDRA LEE CT SE OLYMPIA, WA 98513 |
| PARCEL #: | 65120000400 |
| JURISDICTION: | THURSTON COUNTY |
| ZONING: | RR1/5 |
| SITE AREA: | 46991 SF |
| CLEAR/GRADE: | 1686 SF |
| PROP. USE: | ADU |
| OCCUPANCY: | R-3 |
| MAX COVER: | 10000 SF |
| SOIL TYPE: | 33 - EVERETT (A) 30 - DYSTRIC XEROCHREPTS (C) |
| SETBACKS: | F: 20' S: 5' R: 5' |
| CONST. TYPE: | V-B |
| NUM STORIES: | 1 |
| MAX HEIGHT: | 35'-0" |
| BLOG HEIGHT: | 14'-2 1/4" |



| LEGEND | |
|-------------|---------------------------|
| — (W) (G) — | POWER LINE (LG) |
| — W — | WATER LINE |
| — S/W — S/W | SEWER/SEPTIC WASTE |
| — G — | GAS LINE |
| — C — | COMM LINE |
| — S/W — | STORMWATER DRAINAGE PIPE |
| — | CONTOUR |
| — | PROPERTY LINE |
| — | SETBACK LINE |
| — | CLEARING/GRADE LIMIT |
| • | SILT FENCE |
| • | DOWNSPOUT W/ SPLASH BLOCK |
| • | WATER METER |
| • | POWER POLE |
| • | SEPTIC TANK |
| • | CATCH BASIN |

DATE
02-16-2023

SHEET NUMBER:
C-101

PROJECT
BRITCHER ADDITION
654 SANDRA LEE CT SE
OLYMPIA, WA 98513
PARCEL #: 65120000400

DESIGNER
CHAD SCHROEDER
HIGH-TECH
BUILDING & DESIGN
625 ACORN CT SE
OLYMPIA, WA 98513
WWW.HIGHTECHBUILDING.NET TEL: 360-545-3370

SCALE/ORIENTATION
0' 15' 30' 45' 60'
N

Delicia Durden

From: Delicia Durden
Sent: Wednesday, October 18, 2023 11:56 AM
To: robert.bright.3@us.af.mil; Mark Biever; Chad Schroeder; K B.; Aaron Tormanen; Bobby May; Bright, Robert D CIV USARMY ID-READINESS (USA); Chehalis Tribe; Chehalis Tribe, Amy Loudermilk; 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@orcaa.org); Jim Moyer; Michael Murphy; Nisqually Tribe, Annette Bullchild; Nisqually Tribe, Brad Beach; Nisqually Tribe, Joe Cushman; Puget Sound Energy, Amy Tousley; Rachael Soumis; 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; WA Dept of Health; Warren Hendrickson, Port of Olympia; WDFW, Region 6 - South Sound; Williams Gas Pipeline, Clay Gustaves; WSDOT, Andy Larson; Zach Severs; Diana Ison, Ecology; Opal Smitherman (odav461@ECY.WA.GOV)
Cc: Heather Tschaekofske
Subject: Correction: Notice of Application / 2023104664 - Britcher / 654 Sandra Lee Court SE, Olympia
Attachments: 2023104664 Notice of Application.pdf

The previous email was sent out with the incorrect project description in the body of the email.

Please see the attached Notice of Application for:

Project: 2023104664 (Reasonable Use Exception)
Located at: 654 Sandra Lee Court SE, Olympia
Lead Project Planner: Heather Tschaekofske, Associate Planner
heather.tschaekofske@co.thurston.wa.us / 360-786-5553

Description: The proposal is a Reasonable Use Exception request for permitting of proposed residential addition within the mapped Nisqually hillside overlay district, characterized as a special landslide hazard area. The subject property zoning is Rural Residential - One Dwelling Unit per Five Acres (RR 1/5) in unincorporated Thurston County.

Comment period ends at 4:00 pm on November 7, 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 2023104664

Delicia Durden | Administrative Assistant

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

Delicia Durden

From: Delicia Durden
Sent: Wednesday, October 18, 2023 11:39 AM
To: robert.bright.3@us.af.mil; Mark Biever; chad@hightechbuilding.net; kimbdocb@gmail.com; Aaron Tormanen; Bobby May; Bright, Robert D CIV USARMY ID-READINESS (USA); Chehalis Tribe; Chehalis Tribe, Amy Loudermilk; 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; Michael Murphy; Nisqually Tribe, Annette Bullchild; Nisqually Tribe, Brad Beach; Nisqually Tribe, Joe Cushman; Puget Sound Energy, Amy Tousley; Rachael Soumis; 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; WA Dept of Health; Warren Hendrickson, Port of Olympia; WDFW, Region 6 - South Sound; Williams Gas Pipeline, Clay Gustaves; WSDOT, Andy Larson; Zach Severs; Diana Ison, Ecology; Opal Smitherman (odav461@ECY.WA.GOV)
Cc: Heather Tschaekofske
Subject: Notice of Application / 2023104664 - Britcher / 654 Sandra Lee Court SE, Olympia
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Please see the attached Notice of Application for:

Project: 2023104664 (Reasonable Use Exception)
Located at: 654 Sandra Lee Court SE, Olympia
Lead Project Planner: Heather Tschaekofske, Associate Planner
heather.tschaekofske@co.thurston.wa.us / 360-786-5553

Description: The Applicant requests approval of a Reasonable Use Exception to construct a 400 sq ft driveway and a 2,000 sq ft detached garage/shop with no living quarters, bathroom or plumbing, on a 1.36-acre parcel that has prairie habitat. The parcel is currently developed with a single-family residence, a septic and driveway, detached garage, and two storage sheds. The parcel is located in Rural Residential/Resource, One Dwelling Unit per 5 Acres (RRR 1/5 zone) in rural Thurston County.

Comment period ends at 4:00 pm on November 7, 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 2023104664

Delicia Durden | Administrative Assistant

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

Phone (360) 867-2110 | **Fax** (360) 754-2939 | **TDD** (800) 833-6388

delicia.durden@co.thurston.wa.us | www.thurstoncountybdc.com

Adjacent Property Owners
2023104664 – Britcher
October 16, 2023
500' mail radius

DESMOND, PAMELA JOY
636 SOCKEYE LN SE
OLYMPIA, WA 98513

DOCKTER, ALLEN G
8202 12TH CT SE
OLYMPIA, WA 98503

GALITELO, GARY
9740 STEILACOOM RD SE
OLYMPIA, WA 98513

BRAGET, SANDRA L
628 SOCKEYE LN SE
OLYMPIA, WA 98513

BRAGET, PAUL R
638 SALMON LN SE
LACEY, WA 98513

RUBERT, DANIEL J
630 SALMON LN SE
OLYMPIA, WA 98513

BRINLEE JR, CARIDAD & DANIEL L
636 SALMON LN SE
OLYMPIA, WA 98513

LEWIS, DEBORAH R G
524 SALMON LN SE
OLYMPIA, WA 98513

MACY, MARSHALL F & DEBORAH
516 SALMON LN SE
OLYMPIA, WA 98503

KOHLBERG, DAVID & ELIZABETH
505 SALMON LN SE
OLYMPIA, WA 98513

SCHOLS, JEAN
10347 STEILACOOM RD SE
OLYMPIA, WA 98513

ROGERS, KATHRYN & LUCAS
545 SALMON LN SE
OLYMPIA, WA 98503

BRINLEE JR, DANIEL L & CARIDAD E
717 SALMON LN SE
OLYMPIA, WA 98513

KREKORIAN, AARON R
9948 STEILACOOM RD SE
OLYMPIA, WA 98513

SELDONRIDGE, CHARLES B
PO BOX 3542
LACEY, WA 98503

TERRY, GREG A & KATHLEEN A
801 SALMON LN SE
OLYMPIA, WA 98513

~~SELDONRIDGE, CHARLES B
PO BOX 3542
LACEY, WA 98509~~

MCCALLISTER CREEK HOMEOWNERS ASSN
516 SALMON LN SE
OLYMPIA, WA 98513

MATTOCKS, LINDA M
700 SANDRA LEE ST SE
OLYMPIA, WA 98513

ULRICH JR, BARRY F
658 SE SANDRA LEE ST
OLYMPIA, WA 98503

HOBROCK, NICHOLAS
656 SANDRA LEE CT SE
OLYMPIA, WA 98513

**BRITCHER LIVING TRUST 1-8-16
654 SANDRA LEE CT SE
OLYMPIA, WA 98513**

MULYADI, INDRA
652 SANDRA LEE CT SE
OLYMPIA, WA 98503

REDFIELD, DOROTHY J
650 SANDRA LEE CT SE
OLYMPIA, WA 98513

CHAMPAGNE, CHAD
PO BOX 1966
OLYMPIA, WA 98507

CHAMPAGNE MERCHANDISING INC
PO BOX 1966
OLYMPIA, WA 98507

MAHONEY, JENNIFER & KEVIN
636 SANDRA LEE CT SE
OLYMPIA, WA 98513

PELELA, KAREN M
630 SANDRA LEE CT SE
OLYMPIA, WA 98513

SPOLARICH, LARRY D & SOON JA
629 SANDRA LEE CT SE
OLYMPIA, WA 98513

ZIMMERMAN, RICHARD & MICHELLE
635 SANDRA LEE CT SE
OLYMPIA, WA 98513

STASCH, PAUL
12742 CASE RD SW
OLYMPIA, WA 98512

BEARD, SAMUEL R G & MAUDAYA A
661 SANDRA LEE ST SE
OLYMPIA, WA 98503

MCGORAN, SEAN D & JENNA
663 SANDRA LEE ST SE
OLYMPIA, WA 98513

STEILACOOM RIDGE OWNERS
ASSOCIATION
PO BOX 8313
BONNEY LAKE, WA 98391

SUMMIT LAND DEVELOPMENT LLC
1868 STATE AVE
OLYMPIA, WA 98501

SCHOLS, JOHN E
10226 STEILACOOM RD SE
OLYMPIA, WA 98513

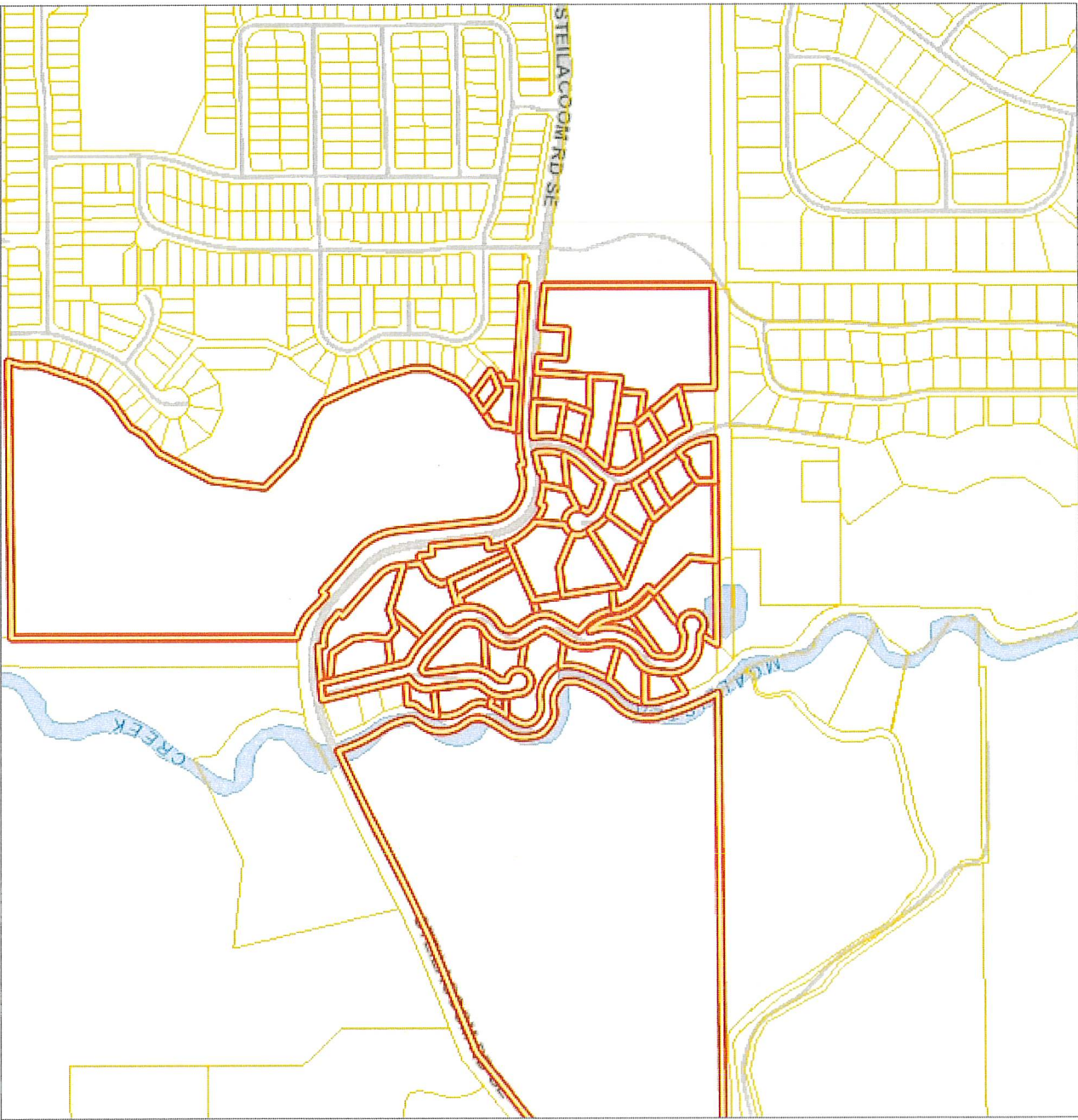
KIM BRITCHER
654 SANDRA LEE CT SE
OLYMPIA, WA 98513

CHAD SCHROEDER
HIGH TECH BUILDING DESIGN
625 ACORN COURT SE
OLYMPIA, WA 98503

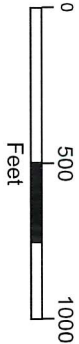
2023104664

Legend

Parcel Boundaries



Scale 1: 10,738



Author: Delicia Durden
Published: 10/16/2023
Note: 500' mail radius



The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product. ALL DATA IS EXPRESSLY PROVIDED AS IS AND WITH ALL FAULTS. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map. Authorized for 3rd Party reproduction for personal use only.

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