



Building Development Center
 2000 Lakeridge Dr. SW, Olympia, WA 98502
 (360)786-5490 / (360)754-2939 (Fax)
 TDD Line (360) 754-2933
 Email: permit@co.thurston.wa.us
www.thurstoncountybdc.com
Creating Solutions for Our Future

MASTER APPLICATION

This application must accompany a project specific supplemental application.

2020105505 20-113812 VC Area: Site: 13333 CASE RD SW OLYMPIA 12607110100 Sub Type: Legislative County		DATE STAMP THURSTON COUNTY RECEIVED NOV 12 2020 BUILDING DEVELOPMENT CENTER
Gopher Soils <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Prairie Soils <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Intake By: <u>AA</u>

PROJECT DESCRIPTION Comprehensive Plan/Zoning Map Amendment

PROPERTY INFORMATION

1. **Tax Parcel Number(s)** 12606410300, 12607110000, 12607110100 ; 12607120000, 12607130000, 12607130100 ; 12607410000, 12607420100, 12608220000, 12608220200, 12608320000

2. **Subdivision Name** N/A **Lot #** _____

3. **Property Address** 13333 Case Road SW **City** Olympia **Zip Code** 98512

4. **Directions to Property** (from Thurston County Courthouse)
South along I-5 to Maytown Rd, West along Maytown Rd to Case Rd SW, property on the West.

PROPERTY ACCESS

5. **Property Access** ☒ Existing ☐ Proposed

6. **Access Type** ☐ Private Driveway ☐ Shared Driveway ☐ Private Road ☒ Public Road

7. **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

8. **Water Supply** ☒ Existing ☐ Proposed

9. **Water Supply Type** ☒ Single Family ☐ Two Party Well ☐ Group A ☐ Group B

WATER SYSTEM NAME _____

10. **Waste Water Sewage Disposal** ☒ Existing ☐ Proposed

11. **Sewage Disposal System Type** ☒ Individual Septic System ☐ Community System ☐ Sewer

NAME OF PUBLIC SYSTEM _____

Building Development Center

Master Application

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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)

Property Owner Name <u>Beaver Creek Farm, LLC</u>	
Mailing Address <u>13333 Case Rd SW</u>	City <u>Olympia</u> State <u>WA</u> Zip Code <u>98512</u>
Phone (949) <u>922-2225</u>	Cell () <u> </u> Fax () <u> </u>
EMAIL <u>Chrisdoelman@gmail.com</u>	
Communication from staff provided by Email? <input type="checkbox"/> YES <input type="checkbox"/> NO	
Property Owner Signature* <u>[Signature]</u>	Date <u>11-11-2020</u>

APPLICANT

Applicant Name <u>HW Seattle (Bill Webster)</u>	
Mailing Address <u>2111 Ahlers Avenue</u>	City <u>Centralia</u> State <u>WA</u> Zip Code <u>98531</u>
Phone () <u> </u>	Cell (760) <u>221-2595</u> Fax () <u> </u>
EMAIL <u>viaggiojsa@gmail.com</u>	
Communication from staff provided by Email? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Signature* <u>[Signature]</u>	Date <u>11/11/20</u>

POINT OF CONTACT (Person receiving all County correspondence)

Name <u>Hatton Godat Pantier (Jeff Pantier, PLS)</u>	
Mailing Address <u>3910 Martin Way E., Ste B</u>	City <u>Olympia</u> State <u>WA</u> Zip Code <u>98506</u>
Phone (360) <u>943-1599</u>	Cell () <u> </u> Fax () <u> </u>
EMAIL <u>jeffp@hattonpantier.com</u>	
Communication from staff provided by Email? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Signature* <u>[Signature]</u>	Date <u>11/11/2020</u>

***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.



PERMIT ASSISTANCE CENTER

2000 Lakeridge Dr. S.W. Olympia, WA 98502

(360)786-5490 / (360)754-2939 (Fax)

TTY/TDD Line 7-1-1 or 1-800-833-6388

Email: permit@co.thurston.wa.us

www.co.thurston.wa.us/permitting

Supplemental Application COMPREHENSIVE PLAN AMENDMENT

STAFF USE ONLY	DATE STAMP
<div style="border: 1px solid black; padding: 10px; margin: 10px;"> <p>2020105505 20-113812 VC Area: Site: 13333 CASE RD SW OLYMPIA 12607110100 Sub Type: Legislative County</p> </div>	<p style="text-align: center;">THURSTON COUNTY RECEIVED</p> <p style="text-align: center;">NOV 12 2020</p> <p style="text-align: center;">BUILDING DEVELOPMENT CENTER</p>
	<p>Intake by: <i>aa</i></p>

This application cannot be submitted alone. In addition to this form, a complete package includes:

Applicant Use	SUBMITTAL CHECKLIST	Staff Use Only
<input checked="" type="checkbox"/>	Master application	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Applicable processing fees. <i>Refer to current fee schedules. Depending on the adopted fee structure, additional fees may occur if base hours/fees at intake are exhausted.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Supplemental requirement checklist (<i>attached</i>)	<input type="checkbox"/>
<input type="checkbox"/> N/A	SEPA Checklist	<input type="checkbox"/>

- What type of amendment are you requesting: ☒ Map ☐ Policy
- Are you the property owner or under contract to purchase the property? ☒ Yes ☐ No

Site Specific Amendments to Land Use Designations

Complete the following section for amendments to land use designations. Attach additional sheets as needed. The County reserves the right to request additional studies or information necessary to process the application. An amendment that affects an Urban Growth Boundary will require additional studies.

- A. Identify the land uses surrounding the property affected, and describe how the proposed change would affect those surrounding land uses.

The surrounding land use designations consist of Rural Residential Resource 1/5 (RRR 1/5) and Rural Resource Industrial (RRI). With approval of the Rural Resource Industrial (RRI) Designation, adequate buffers including preservation of natural areas and forested parcels will be implemented as part of the re-designation.

B. Explain why the existing land use designation is not appropriate.

1. The site is specifically located in an area more suitable for industrial uses;
2. The site is located adjacent to Maytown/(Case Road SW) Interstate 5 interchange;
3. The site has vehicular access to and from a county arterial or collector road;
(Maytown / Case Road SW)
4. Proposed use will not require urban services or facilities;
5. An active railway bisects the subject site.



C. How have conditions changed so that the proposed designation is more appropriate than the existing designation.

The supply of land designated for warehouses and related uses has been depleted in Thurston County, especially during the past 5-10 years. The Hawks Prairie Industrial area in North Lacey has absorbed most of the land available for similar uses and now industrial land is in short supply.

D. Explain why additional land of the designation proposed is needed in Thurston County, and why it is needed at the location proposed.

Land designated for industrial uses, such as warehouses and distribution facilities is in high demand along that portion of the I-5 corridor lying South of Tacoma and North of Lewis County. The site location is ideal for efficient freight mobility and access to Interstate 5 and commerce via railroad. Also, land in the Rochester/Grand Mound area is encumbered by various protected species and habitats, this is un-available for similar development.

E. If the property is in the rural area (outside of an urban growth area), demonstrate, with appropriate data, how the property meets the designation criteria and policies and Chapter 2 – Land Use of the Comprehensive Plan.

The Thurston County Comprehensive land use plan includes the designation of Rural Resource Industrial zoned land, which is intended to provide warehouses and distribution facilities, while located adjacent to Interstate 5.

Text Amendments

Most, but not necessarily all, text amendments are legislative changes; they can be processed only with the consent of the Thurston County Board of Commissioners. However, if a text amendment with limited applicability is proposed, identify the chapter and page number of the text to be changed, and provide the exact wording changes proposed (attach separate sheets, if needed).

Name of Plan: N/A

Chapter:

Page:

Section/Other:

All Amendments

Note: Responses to the following section are required. Attach additional sheets as needed.

1. Explain why the change is needed. What issue or problem is resolved by the proposed change?

The change in Zoning Designation will solve a lack of similarly zoned land and will promote economic activity in the much needed south Thurston County area. The designation will add economic activity and job creation.

2. How would the proposed change serve the interests of not only the applicant, but the public as a whole?

The public will benefit from the employment opportunities, increased revenue from taxes and from the efficiencies in the transportation aspects of commerce.

3. Explain how the proposed amendment fulfills the goals of the Washington State Growth Management Act (RCW 36.70A.020). A list of the goals is attached.

Please see attached.

4. Explain how the proposed amendment is consistent with the policies of the Thurston County Comprehensive Plan, including any policies of an applicable joint plan or Subarea plan. (Be sure to review the Transportation Chapters.)

The subject site is conveniently located to Interstate 5 / Maytown interchange and is mostly level. Critical areas are not known within the planned 200 acre site. Public service will not be required to serve the intended uses. The rural character will be maintained through the establishment of highly vegetated buffers.

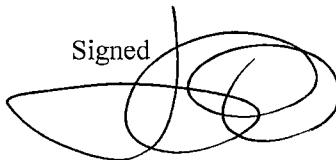
Applicant Signature(s)

I (We), the undersigned, do hereby affirm and certify, under penalty of perjury, that the above statements are in all respects true and correct on my (our) information as to those matters.

Printed Name

JEFF PARTER

Signed



Date

11/12/2020

Printed Name

Signed

Date

Printed Name

Signed

Date

Planning Goals
Washington State Growth Management Act
RCW 36.70A.020

1. **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. **Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
4. **Housing.** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. **Economic development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
6. **Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
7. **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
8. **Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
9. **Open space and recreation.** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
10. **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
12. **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally-established minimum standards.
13. **Historic preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

SUPPLEMENTAL REQUIREMENT CHECKLIST

This application shall contain and/or address the following in a clear, accurate and intelligible form. Submit this checklist with your application. Check the box for each item addressed. Provide an explanation for any unchecked item.

Applicant Use	USE BLACK or BLUE INK ONLY	Staff Use Only
<input checked="" type="checkbox"/>	1. One 8.5" x 11" or 11" x 17" map, drawn to scale, using a standard interval of engineer scale, which shall include the following:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	a. All information drawn to scale (standard engineer scale).	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. A north arrow, map scale, date and directions to the site.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c. Property line boundaries and dimensions for <u>all</u> property lines.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d. The location of all existing structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, and storage tanks.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	e. All means, existing and proposed 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 type="checkbox"/>
<input checked="" type="checkbox"/>	f. The location of all existing easements.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	g. The location of all existing public and on-site utility structures and lines, such as on-site septic tanks, drain field and reserve areas, water lines, wells and springs.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	h. 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 type="checkbox"/>
<input checked="" type="checkbox"/>	i. Location of critical areas or buffers affecting the site, both on-site and on adjacent properties, including but not limited to shorelines, wetlands, streams, flood zones, high groundwater, steep slopes and special habitats.	<input type="checkbox"/>
<input type="checkbox"/>	2. Special reports (may include wetland delineation, geotechnical report, mitigation plan, or other).	<input type="checkbox"/>