

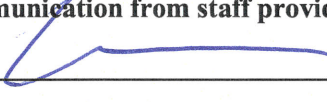


8. **Water Supply** ☒ Existing ☐ Proposed
9. **Water Supply Type** ☒ Single Family ☐ Two Party Well ☐ Group A ☐ Group B
- WATER SYSTEM NAME** N/A
-
10. **Waste Water Sewage Disposal** ☐ Existing ☒ Proposed
11. **Sewage Disposal System Type** ☒ Individual Septic System ☐ Community System ☐ Sewer
- NAME OF PUBLIC SYSTEM**

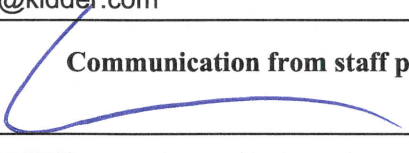
BILLING OF INVOICES

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

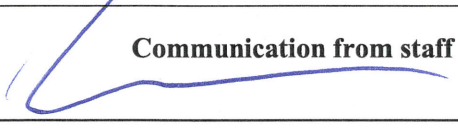
PROPERTY OWNER (additional property owner sheet can be obtained online at www.thurstoncountybdc.com)

Property Owner Name	UP Castle, LLC						
Mailing Address	P.O. Box 1881	City	Tacoma	State	WA	Zip Code	98407
Phone	(253) 383-6000	Cell	(253) 691-6900	Fax	()		
EMAIL	ray.schuler@kidder.com						
Communication from staff provided by Email? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO							
Property Owner Signature*				Manager	Date	11/14/19	

APPLICANT

Applicant Name	UP Castle, LLC						
Mailing Address	P.O. Box 1881	City	Tacoma	State	WA	Zip Code	98407
Phone	(253) 383-6000	Cell	(253) 691-6900	Fax	()		
EMAIL	ray.schuler@kidder.com						
Communication from staff provided by Email? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO							
Signature*				Manager	Date	11/14/19	

POINT OF CONTACT (Person receiving all County correspondence)

Name	UP Castle, LLC						
Mailing Address	P.O. Box 1881	City	Tacoma	State	WA	Zip Code	98407
Phone	(253) 383-6000	Cell	(253) 691-6900	Fax	()		
EMAIL	ray.schuler@kidder.com						
Communication from staff provided by Email? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO							
Signature*				Manager	Date	11/14/19	

*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.



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.

STAFF USE ONLY	DATE STAMP
<p style="text-align: center;">LABEL</p> <p>NOTE: ALL APPLICATIONS AND SITE PLANS MUST BE COMPLETED IN BLACK OR BLUE INK <u>ONLY</u></p>	<p style="text-align: center;">THURSTON COUNTY RECEIVED</p> <p style="text-align: center;">NOV 15 2019</p> <p style="text-align: center;">BUILDING DEVELOPMENT CENTER</p>
<p>Gopher Soils <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Prairie Soils <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	<p>Intake By: <u>[Signature]</u></p>

PROJECT DESCRIPTION Amend comprehensive plan and zoning to allow general industrial development

PROPERTY INFORMATION

1. **Tax Parcel Number(s)** 13524430500 ; 13524430400 ; _____

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

3. **Property Address** 5505 SW 222nd Avenue **City** Centralia **Zip Code** 98531

4. **Directions to Property** (from Thurston County Courthouse)
 South on I-5 to US 12, turn right, left on Old Hwy 99, left on 222nd Avenue SW, cross railroad tracks, property on the right.

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 N/A

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

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

Master Application

Page 2 of 2

BILLING OF INVOICES

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PROPERTY OWNER (additional property owner sheet can be obtained online at www.thurstoncountybdc.com)Property Owner Name Ryan and Katy HooverMailing Address 5641 SW 222nd Ave City Centralia State WA Zip Code 98531

Phone () Cell () Fax ()

EMAIL ray.schuler@kidder.comCommunication from staff provided by Email? ☒ **YES** ☐ **NO**Property Owner Signature*  Date 11/14/19**APPLICANT**Applicant Name Ryan and Katy HooverMailing Address 5641 SW 222nd Ave City Centralia State WA Zip Code 98531

Phone () Cell () Fax ()

EMAIL ray.schuler@kidder.comCommunication from staff provided by Email? ☒ **YES** ☐ **NO**Signature*  Date 11/14/19**POINT OF CONTACT** (Person receiving all County correspondence)Name Ryan and Katy HooverMailing Address 5641 SW 222nd Ave City Centralia State WA Zip Code 98531

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EMAIL ray.schuler@kidder.comCommunication from staff provided by Email? ☒ **YES** ☐ **NO**Signature*  Date 11/14/19***DISCLAIMER**

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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
<p>2019105986 19-114847 VC Area: Site: 5505 222ND AVE SW CENTRALIA 13524430500 Sub Type: Legislative County</p>	<p>THURSTON COUNTY RECEIVED NOV 15 2019 BUILDING DEVELOPMENT CENTER</p>
	Intake by:

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 (attached)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	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.

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

South - Lewis County - Industrial Park. Abutting property improved with 750,000 square foot "Michaels" distribution Center.

East - Railroad tracks and Interstate 5

West - Railroad tracks and highway commercial mixed with residential

North - Small wrecking yards and sparse residential

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

This is flat, gopher-free land abutting an existing industrial park and bordered by main rail lines. The Census tract was recently designated an opportunity zone. Site is located just off a state highway between two I-5 exits.

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

Infill development is moving south from SR 12 (Great Wolf Lodge, etc.) and is abutting on the South.

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

Thurston County could use additional industry in its southern sections. The adjacent rail lines and easy I-5 access make for easy transportation.

- 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.

Please see page attached.

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:

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 area is no longer rural, and the subject properties are no longer farmable due to economics. There is a distinct lack of industrial land in South Thurston County.

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

The change will provide an opportunity for jobs and economic development in South Thurston County. Benefits are additional sites to be developed per the area's designation as "Opportunity Zone".

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.

Fulfills goals #1,3,5 & 11.

1. Has adequate urban infrastructure (roads and railroads)
3. Efficient multi-mobile transportation roads and railroads.
5. Job Creation for Thurston County.
11. Coordinates with adjacent industrial development in Lewis County.

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.)

According to the plan, less than .02% of the rural reserve area in Thurston County is available for industrial development, requiring rural residents to commute many miles to their employment.

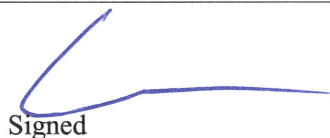
Applicant Signature(s)

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.

UP CASTLE, LLC

Raymond Schuster, Manager

Printed Name



Signed

11/14/19

Date

RYAN HOOVER

Printed Name



Signed

11-14-19

Date

Katheryne M. Hoover

Printed Name



Signed

11-14-19

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 type="checkbox"/>	f. The location of all existing easements. <u>NONE</u>	<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 checked="" type="checkbox"/>	2. Special reports (may include wetland delineation, geotechnical report, mitigation plan, or other).	<input type="checkbox"/>



WELL HOUSE

Driveway Driveway

222ND AVE SW

Driveway

House

HOOVER

House

Sheds

UP CASTLE

2,297 FT

637 FT

2,379 FT

DITCH

DITCH

645 FT

100 YR
FLOOD ZONE

OLD HWY 99 SW

HOUSTON COUNTY
RECEIVED
NOV 15 2013

BUILDING DEVELOPMENT CENTER

MICHAEL'S
DISTRIBUTION
CENTER

LOWE'S
DISTRIBUTION
CENTER

LINEAGE
LOGISTICS

RAILROAD

RAILROAD



1" = 400'

NOVEMBER 13, 2019

DIRECTIONS

South on I-5 to US 12, turn right, left on Old Highway 99, left on 222nd Ave SW, cross railroad tracks, property lies on the right

EXISTING STRUCTURES

UP Castle: 4 structures, homes, located in the middle of the property behind the tree line

Ingress and egress via 222nd Ave SW near homes on the site

Hoover: Single family residence located at northwest corner of property

RELATIONSHIP TO ROAD & HIGHWAYS

Property sits to the west of Interstate 5 and east of Old Highway 99 southwest

RAIL & TRANSPORT

Property sits in between two rail lines with the ability to be rail served on the western border of the property

DITCHES

There is a ditch along the south property line, into which runs another ditch which separates the Up Castle and Hoover properties

TOPOGRAPHY

There is a low area, 100 year flood zone, near the intersection of the two ditches, as outlined in the drawing

ITEM F

The property, to the best of our knowledge, is free of easements

ITEM G

At this point in time we are unaware of the location of the septic tanks and or water tanks

ITEM I

Currently unknown, unaware any part of the site is hindered by wetlands

