



Thurston County Permit Assistance 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](mailto:permit@co.thurston.wa.us)  
[www.co.thurston.wa.us/permitting](http://www.co.thurston.wa.us/permitting)

*Creating Solutions for Our Future*

## MASTER APPLICATION

STAFF USE ONLY	DATE STAMP
<p style="text-align: center; font-size: 2em; font-weight: bold;">LABEL</p> <p style="text-align: center;">PLEASE NOTE:            ALL APPLICATIONS AND SITE PLANS            MUST BE COMPLETED IN BLACK OR            BLUE INK <u>ONLY</u></p>	<p style="text-align: center; color: blue; font-weight: bold;">THURSTON COUNTY RECEIVED</p> <p style="text-align: center; color: red; font-weight: bold;">NOV 13 2012</p> <p style="text-align: center; color: blue; font-weight: bold;">PERMIT ASSISTANCE CENTER</p> <p>Intake by: _____</p>

The Master Application is required for all projects and shall accompany a project-specific supplemental application(s). The Master Application may not be submitted alone. Check the appropriate box for each supplemental application being submitted with this Master Application.

**Type of Project** (check all that apply):

<p><b><u>BUILDING</u></b></p> <p><input type="checkbox"/> Residential (form SA001)</p> <p><input type="checkbox"/> Non-Residential (form SA002)</p> <p><input type="checkbox"/> Non-Residential Hood &amp; Duct (form SA003)</p> <p><input type="checkbox"/> Non-Residential Sign (form SA004)</p> <p><input type="checkbox"/> Manufactured Home Placement (form SA005)</p> <p><input type="checkbox"/> Minor Permit (form SA006) (Mechanical/Plumbing/Fire/Re-roof /Re-siding/Demo)</p> <p><input type="checkbox"/> Adult Family Home Inspection (form SA007)</p> <p><input type="checkbox"/> Fire Code Permit (form SA008 – SA012)</p> <p><b><u>ROADS</u></b></p> <p><input type="checkbox"/> Encroachment Permit (form SA013)</p> <p><input type="checkbox"/> Construction Permit (form SA014)</p> <p><input type="checkbox"/> Variance (form SA015)</p> <p><input type="checkbox"/> Scoping Review Request (form SA015a)</p> <p><input type="checkbox"/> Access Permit (form SA015b)</p> <p><b><u>ENVIRONMENTAL HEALTH</u></b></p> <p><input type="checkbox"/> On-Site Sewage System (form SA016)</p> <p><input type="checkbox"/> On-Site Sewage System Abandonment (form SA017)</p> <p><input type="checkbox"/> On-Site Sewage Evaluation (form SA018)</p> <p><input type="checkbox"/> Water System Design (Group B or 2 Party) (form SA019)</p> <p><input type="checkbox"/> Well Site (form SA020)</p>	<p><b><u>PLANNING</u></b></p> <p><input type="checkbox"/> Administrative Variance (form SA021)</p> <p><input type="checkbox"/> Binding Site Plan (form SA022)</p> <p><input type="checkbox"/> Boundary Line Adjustment /Lot Consolidation (form SA023)</p> <p><input type="checkbox"/> Critical Area Administrative Review (form SA024)</p> <p><input type="checkbox"/> Critical Area Review Permit (form SA024a)</p> <p><input type="checkbox"/> Critical Area Determination(form SA024b)</p> <p><input type="checkbox"/> Design Review (form SA025)</p> <p><input type="checkbox"/> Division of Land (form SA026)</p> <p><input type="checkbox"/> Division of Land Final Map (form SA026a)</p> <p><input checked="" type="checkbox"/> Environmental Checklist (SEPA) (form SA027)</p> <p><input type="checkbox"/> Forest Practice Activities (form SA028)</p> <p><input type="checkbox"/> Innocent Purchaser (form SA029)</p> <p><input type="checkbox"/> Joint Aquatic Resources Permit Application (JARPA) (form SA030)</p> <p><input type="checkbox"/> Legal Lot Determination (form SA031)</p> <p><input type="checkbox"/> Other Administrative Actions (form SA032)</p> <p><input type="checkbox"/> Presubmission Conference (form SA033)</p> <p><input type="checkbox"/> Reasonable Use Exception (form SA034)</p> <p><input type="checkbox"/> Release of Moratorium (form SA035)</p> <p><input checked="" type="checkbox"/> Rezone, Comp Plan Amendment, Open Space (form SA036)</p> <p><input type="checkbox"/> Shoreline Administrative Variance (form SA037)</p> <p><input type="checkbox"/> Site Plan Review (form SA038)</p> <p><input type="checkbox"/> Special Use Permit (form SA039)</p> <p><input type="checkbox"/> Variance – Hearing Examiner (form SA040)</p>
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**Property Tax Parcel Number(s):** 12806410000 12807220000  
12805310000, 09370051000 12931430000, 12931411100 09150063001, 93010301000

**Zoning:** RRR 1/5 **Acreage:** 1,003.78

**Subdivision Name (if applicable):** Not Applicable **Lot #:** \_\_\_\_\_

**Property Address:** 2700 Evergreen Parkway **City:** Olympia **State:** WA **Zip Code:** 98505

**Directions to the Property:**  
North bound on U.S. 101 to Evergreen Parkway exit. Follow Evergreen Parkway to campus.

**Property Access Issues (locked gate, code required, dogs or other animals):**  No  Yes  
**If yes, Describe:** \_\_\_\_\_

**OWNER IS RESPONSIBLE FOR SECURING ANIMALS BEFORE SITE VISIT.**

**Type or Print:** *Additional property owner sheet can be obtained online at [www.co.thurston.wa.us/permitting](http://www.co.thurston.wa.us/permitting) or copy obtained from the Permit Assistant Center.*

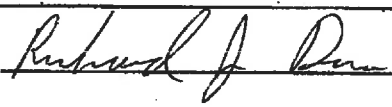
**Property Owner(s):** The Evergreen State College; Atten: Richard Davis, P.E.

**Mailing Address:** 2700 Evergreen Parkway NW

**City:** Olympia **State:** WA **Zip Code:** 98505

**Phone #:** (360) 867-6136 **Ext.:** \_\_\_\_\_ **Fax #:** \_\_\_\_\_

**Cell #:** \_\_\_\_\_ **E-mail:** DavisR@evergreen.edu

**Signature:\***  **Date:** 11/13/2012

**Applicant (if different than owner):** Same as above

**Mailing Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_ **Ext.:** \_\_\_\_\_ **Fax #:** \_\_\_\_\_

**Cell #:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Signature:\*** \_\_\_\_\_ **Date:** \_\_\_\_\_

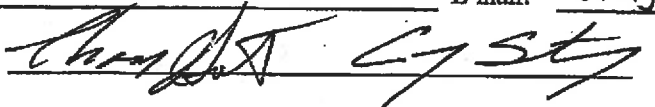
**Point of Contact:** KPFF Consulting Engineers, Atten: Craig Steepy

**Mailing Address:** 4200 6th Ave SE, #309

**City:** Lacey **State:** WA **Zip Code:** 98503

**Phone #:** (360) 292-7230 **Ext.:** \_\_\_\_\_ **Fax #:** \_\_\_\_\_

**Cell #:** \_\_\_\_\_ **E-mail:** Craig.Steepy@KPFF.com

**Signature:\***  **Date:** 11-2-12

**BRIEF DESCRIPTION OF PROJECT PROPOSAL**

Comprehensive Plan Amendment to Redesignate The Evergreen State College Campus from Residential to Institutional.  
Rezone to redesignate The Evergreen State College Campus from Rural Residential to Open Space/Institutional.

**BILLING INVOICES**

The base application fee charged at the time of application covers base hours listed on the fee schedule. When the base hours by a Department are used, a monthly billing invoice will be generated for additional hours 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

\*Application is hereby made for a permit or permits to authorize the activities described herein. I certify that I am familiar with the information contained in the application 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.



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## Supplemental Application COMPREHENSIVE PLAN AMENDMENT

STAFF USE ONLY	DATE STAMP
LABEL	
	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"/>
<input checked="" type="checkbox"/>	Rezoning Application with required materials (if applicable)	<input type="checkbox"/>

1. What type of amendment are you requesting:      X   Map    \_\_\_\_\_ Policy
2. 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.

See attached maps. The proposed change would not affect surrounding land uses because there is no proposed change of land use, only a zoning designation more appropriate for a college campus.

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

The existing zoning is Rural Residential (RRR 1/5) while the current land use is College Campus, an educational institution.

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

The proposed designation of OS/I is much more appropriate to the long term mission of the college as an educational institution. Residential zoning is contradictory to this long term mission.

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 does not have an institutional zoning district for its non-urban areas of the County, however, TESC is located outside of the U.G.A. The new zoning is needed here because it is the site of the campus.

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.

Per Chapter 2, section IV. B. 3, Public Lands, page 2-26, TESC is designated as an institutional land use and it is specific to this subject site. However, the zoning designation of RRR 1/5 is not consistent with the Comp Plan designation.

#### 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: Open Space/Institutional, New Code Chapter 20.XX  
Chapter: New Page: New Section/Other New

#### 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 proposed change would create a zoning designation more compatible with the long term mission of TESC as an educational facility.

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

The applicant believes that by creating a zoning designation more compatible with the long term mission of TESC serves the public as a whole better than the current residential designation which has no direct correlation to the college.

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.

The primary point to keep in mind with this proposal is that the future land use of the subject site will not change. The site is currently a college campus and will remain a college campus for years to come. The proposed change is only creating a zoning designation that acknowledges this long term land use as an institutional facility. The applicant believes this is consistent with goals of GMA.

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.)

Per Chapter 2, Section IV.B.3, Public Lands, page 2-26, TESC is designated as an institutional land use and it is specific to this subject site. However, the current zoning designation of RRR 1/5 is not consistent with the comp plan designation.

**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.

for: The Evergreen State College

Printed Name

Signed

Date

by: Richard J. Davis, P.E.

Printed Name

Signed

Richard J. Davis

Date

11/13/2012

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"/>
N/A <input type="checkbox"/>	c. Property line boundaries and dimensions for <u>all</u> property lines.	<input type="checkbox"/>
N/A <input 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"/>
N/A <input type="checkbox"/>	f. The location of all existing easements.	<input type="checkbox"/>
N/A <input type="checkbox"/>	g. The location of all existing public and on-site utility structures and lines, such as on-site septic tanks, drainfield and reserve areas, water lines, wells and springs.	<input type="checkbox"/>
N/A <input 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"/>
N/A <input 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"/>
N/A <input type="checkbox"/>	2. Special reports (may include wetland delineation, geotechnical report, mitigation plan, or other).	<input type="checkbox"/>

Unchecked items are not applicable in this case. The subject site is so large (over 1,000 acres) and developed that the requested information would be too cumbersome to include on any map.





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**Supplemental Application  
 REZONE**

<b>STAFF USE ONLY</b>	<b>DATE STAMP</b>
LABEL	<p>THURSTON COUNTY RECEIVED</p> <p>NOV 13 2012</p> <p>PERMIT ASSISTANCE CENTER</p>
	Intake by: <u>SP</u>

**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. Refer to current fee schedules. Depending on the adopted fee structure, additional fees may occur if base hours/fees at intake are exhausted.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Map See below	<input type="checkbox"/>

Current Zoning: RRR 1/5  
 Current Use(s): College Campus (TESC)

Proposed Zoning: Open Space/Institutional  
 Proposed Use(s): College Campus (TESC)

**Map Required:**

Attach a black and white map, no larger than 11" x 17", showing the current zoning for the property as well as for adjacent properties. Include street names and north arrow. Add property dimensions and the location of any easements.

Are you the property owner or under contract to purchase the property?  Yes  No

**Owner 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.

for: The Evergreen State College

Printed Name	Signed	Date
by: <u>Richard J. Davis, PE</u>	<u>Richard J. Davis</u>	<u>11/13/2012</u>
Printed Name	Signed	Date

Printed Name \_\_\_\_\_ Signed \_\_\_\_\_ Date \_\_\_\_\_