

THURSTON COUNTY  
WASHINGTON  
SINCE 1852

COUNTY COMMISSIONERS

Cathy Wolfe  
District One

Diane Oberquell  
District Two

Robert N. Macleod  
District Three

DEVELOPMENT SERVICES

April 10, 2006

RECEIVED  
APR 11 2006

Erik B. Ainsworth, P.E.  
Hatton Godat Pantier  
1840 Barnes Boulevard SW  
Tumwater, WA 98512

Tracy Swanson  
Burgeon Development Co., LLC  
512 Devoe St., SE  
Olympia, WA 98501

SUBJECT: **ADMINISTRATIVE SITE PLAN REVIEW NO. 2005100820 AND  
DESIGN REVIEW NO. 2005100820 – COUNTRY CLUB VILLA  
(TAX PARCEL NO. 11832330400)**

Dear Sirs:

The above-subject project is located in the RM-18 zoning district of the Olympia Urban Growth Area of Thurston County. The proposal is to construct 38 two-bedroom apartment units and 26 one-bedroom apartment units for a total of 64 apartment units. In addition, a clubhouse, tot lot and associated garages and parking are proposed. Based on our review, the site plan has been **approved** subject to the following conditions:

**Prior to, or in conjunction with, the issuance of any building permits, all regulations and requirements of the Thurston County Environmental Health Department, Thurston County Roads and Transportation Department, Thurston County Fire Marshal, Thurston County Development Services Department, the conditions of the Mitigated Determination of Nonsignificance (MDNS) dated September 15, 2005, and the April 6, 2006 approved site plan shall be met. Mitigation fees shall be paid pursuant to the MDNS.**

**Pursuant to TCC 23.72.140(E), the final approval for this site plan review shall be valid for one (1) year from the date the approval is issued. Site plan review approval may be extended one additional year.**



**RM-18 ZONING DISTRICT DESIGN STANDARDS (TCC 23.04.080)**

1. Setbacks are measured from the exterior wall to the property line or edge of right-of-way. Please see below for required setbacks:

Front-yard setback – 10 feet  
Rear-yard setback – 15 feet  
Side-yard setback – 20 feet

2. Maximum Building Coverage – 50 percent
3. Impervious surface must not exceed 60 percent.
4. Building height must not exceed 3 stories or 35 feet; 16 feet for garages
5. 30 percent open space.

**LANDSCAPING (TCC 23.36)**

6. All planting areas shall have plant materials that provide seventy-five percent (75%) coverage within three (3) years (TCC 23.36.060(2)).
7. Areas planted with grass or sod shall have a permanent irrigation system. If used elsewhere, irrigation shall be appropriate to the maintenance of the plants (TCC 23.26.060(3)(a)).
8. The deciduous trees shall have a caliper of at least two inches (2"), measured six inches (6") above the ground line. The conifer trees shall be a minimum of six feet (6') in height, measured from the ground line (TCC 23.36.060(G)).
9. All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy (CO) or final inspection (TCC 23.36.200(A)(B)).
10. Please refer to TCC 23.36.220 for landscape maintenance requirements.

**SIGNAGE (TCC 23.42)**

11. The residential development sign shall not exceed fifty (50) square feet in sign surface area, not over forty-two (42) inches in height, and shall be located at either entry to the development. The sign may contain only the name of the development (TCC 23.42.120(4)).

**The Administrative Site Plan Review projects shall be developed in substantial compliance with the approved plans dated April 6, 2006, as conditioned in the above paragraphs. Any amendments may require further review. Construction may not occur prior to building permit issuance.**

If you wish to appeal this determination, please do so in writing on the enclosed administrative appeal form, accompanied by a nonrefundable fee of \$265.00. Any appeal must be received in the Permit Assistance Center on the second floor of Building #1 in the Thurston County Courthouse complex no later than 5:00 p.m. on **April 24, 2006**. Postmarks are not acceptable. If your fee and completed appeal form are not filed by this time, you will be unable to appeal this determination. This deadline may not be extended.

If you have any questions, please don't hesitate to contact me at 360/754-3355, ext. 6526. My email address is [zellerg@co.thurston.wa.us](mailto:zellerg@co.thurston.wa.us).

Sincerely,



Gayle C. Zeller  
Associate Planner

Enclosures: Approved April 6, 2006 site plan

G:\Zes\Tobldg1d\vol1\apps\track\Planning\Amanda Save File\Administrative Site Plan Review ZL\Decisions\2005100820CountryClubVillas-fina appl.gz.doc

cc: 2005100820 (102614 ZL)  
2005100820 (102615 ZB)  
C. Edmark, Building & Fire Safety Department  
A. Saint, Roads and Transportation Services Department  
S. MacCalla, Indian Summer Homeowner's Association



Project No. _____
Appeal Sequence No. _____

**APPEAL OF AN ADMINISTRATIVE DECISION**

TO THE THURSTON COUNTY HEARING EXAMINER COMES NOW \_\_\_\_\_  
 \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_ 2006, as an APPELLANT in the matter  
 of an administrative decision rendered on \_\_\_\_\_ 2006, by \_\_\_\_\_  
 \_\_\_\_\_, relating to \_\_\_\_\_  
 \_\_\_\_\_

THE APPELLANT, after review and consideration of the reasons given by the administrative official for his/her decision, does now, give written notice of APPEAL to the Hearing Examiner of said decision under the provision(s) of the ordinances marked below.

- |                                                        |                                                           |
|--------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> 17.09.160 SEPA                | <input type="checkbox"/> 18.10.070 PLATTING & SUBDIVISION |
| <input type="checkbox"/> 17.15.410 CRITICAL AREAS      | <input type="checkbox"/> 19.12.010 SHORELINE PROGRAM      |
| <input type="checkbox"/> 20.60.060 ZONING              | <input type="checkbox"/> 21.81.070 LACEY UGA ZONING       |
| <input type="checkbox"/> 22.62.050 TUMWATER UGA ZONING | <input type="checkbox"/> 23.72.190 OLYMPIA UGA ZONING     |

**STATE THE BASIS OF THE APPEAL AS OUTLINED IN SECTION "A" ON REVERSE SIDE OF THIS FORM.**

*(If more space is required, please attach additional sheet.)*

AND REQUESTS that the Hearing Examiner, having responsibility for review of such decisions will upon review of the record of the matters and the allegations contained in this appeal, find in favor of the appellant and reverse the administrative decision.

\_\_\_\_\_  
 APPELLANT NAME PRINTED

\_\_\_\_\_  
 SIGNATURE OF APPELLANT

Address \_\_\_\_\_

Phone: \_\_\_\_\_

**Please do not write below - for Staff Use Only:**

Filed with Development Services this \_\_\_\_ day of \_\_\_\_\_ 2006, by \_\_\_\_\_

Filing fee of \$265.00, receipt no. \_\_\_\_\_ by \_\_\_\_\_

**THURSTON COUNTY**  
**PROCEDURE FOR APPEAL OF ADMINISTRATIVE DECISION TO HEARING EXAMINER**

**NOTE: THERE MAY BE NO EX-PARTU (ONE-SIDED) CONTACT OUTSIDE A PUBLIC HEARING WITH EITHER THE HEARING EXAMINER OR WITH THE BOARD OF THURSTON COUNTY COMMISSIONERS ON APPEALS. (Thurston County Code, Section 2.06.030)**

The following is a description of the rules of procedure for appeals before the Hearing Examiner.

**A. A FILED APPEAL MUST BE IN WRITING AND CONTAIN THE FOLLOWING**

1. A brief statement as to how the appellant is significantly affected by or interested in the matter appealed;
2. A brief statement of the appellant's issues on appeal, noting appellant's specific exceptions and objections to the decision or action being appealed;
3. The relief requested, such as reversal or modification.

**B. PRE-HEARING CONFERENCE**

1. All parties to an appeal hearing shall be prepared for a pre-hearing conference with the Thurston County Hearing Examiner. The pre-hearing conference is held to structure the scope of the hearing.
2. Pre-hearing conferences may be held by telephone conference call.
3. The Hearing Examiner shall give reasonable notice to parties of any pre-hearing conference. Notice may be written or oral.
4. All parties shall be represented at a pre-hearing conference unless they waive the right to be present or represented.
5. Following the pre-hearing conference, the Hearing Examiner may issue an order reciting the actions taken or ruling on motions made at the conference.

**C. PARTIES REPRESENTATIVE REQUIRED**

When a party consists of more than one individual, or is a group, organization, corporation, or other entity, the appellant shall designate an individual to be its representative, and inform the Hearing Examiner's office of the name, address and telephone number of the designated representative. The rights of such an appellant shall be exercised by the person designated as the party representative. Notice or other communication to the party representative is considered to be notice or communication to party.

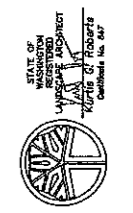
**D. PARTIES' RIGHTS AND RESPONSIBILITIES**

1. Although Appellants and Applicants have the right to be represented by an attorney, representation by an attorney is not required. Attorney representation is not discouraged.
2. Where a party has designated a representative, the representative shall exercise the rights of the party.
3. All parties and others participating in and observing hearings shall conduct themselves with civility and deal courteously with all persons involved in the proceedings.

**E. HEARING FORMAT**

1. Appeal hearings, although generally informal in nature, shall have a structured format and shall be conducted in a manner deemed by the Hearing Examiner to make the relevant evidence most readily and efficiently available to the Examiner and to provide the parties a fair opportunity for hearing.
2. The order of an appeal hearing will generally be as follows:
  - a. Examiner's introductory statement;
  - b. Background presentation by Department;
  - c. Appellant's argument;
  - d. Department's presentation;
  - e. Applicant's presentation;
  - f. Rebuttal;
  - g. Closing argument of parties.

**F. Hearing Examiner Decision will be issued within ten (10) working days of the hearing unless additional time is agreed to by the parties.**



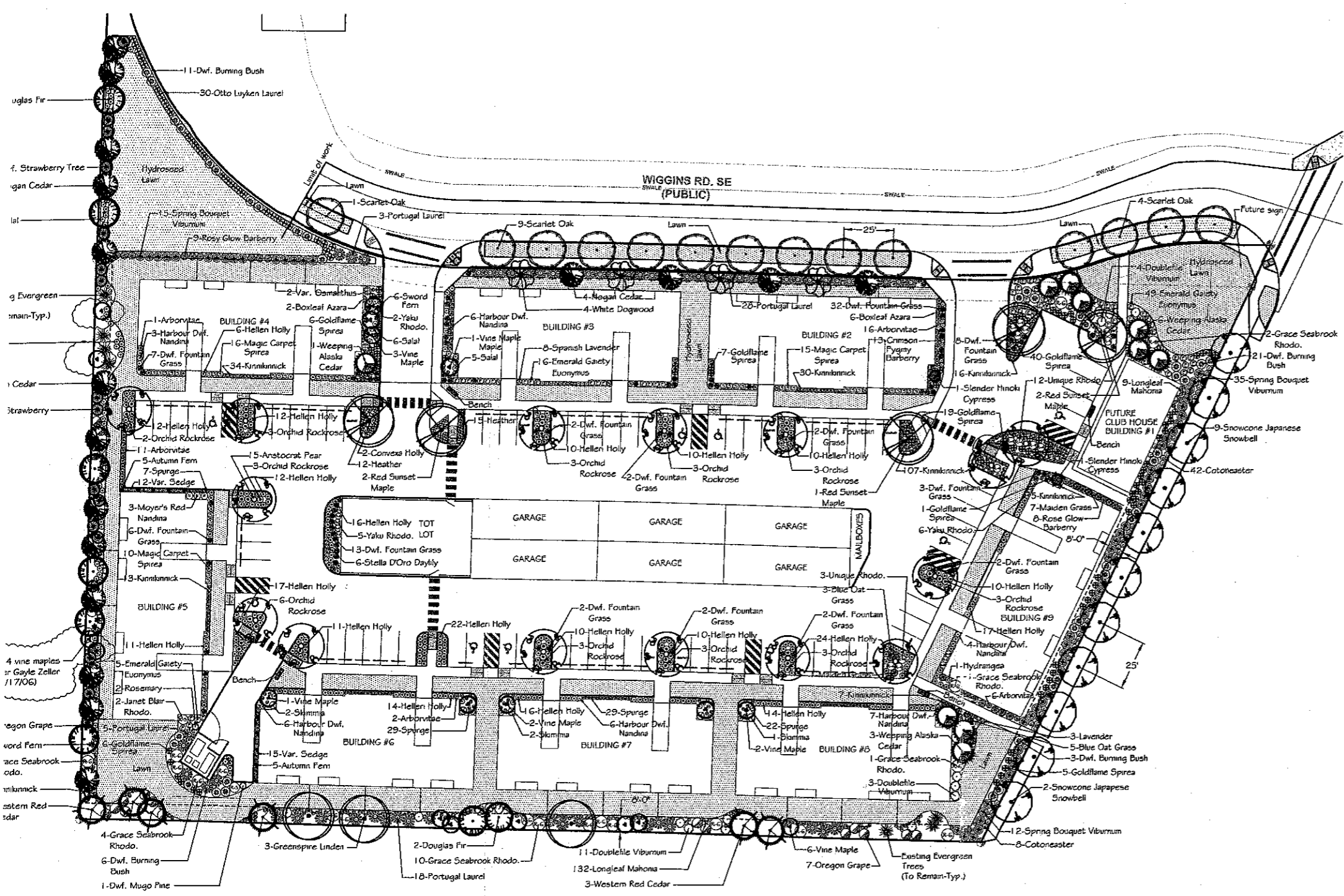
**PUGET SOUND LANDSCAPING, INC.**  
 1146 - 88th Avenue SE • Olympia, WA 98501-5759  
 PHONE (360) 943-9201 • FAX (360) 943-0748

**COUNTRY CLUB VILLAS**  
 Yelm Highway  
 Olympia, WA

BY	DATE
kg	04/13/05
kg	04/13/05
dah	08/16/05
dah	02/15/06
kg	03/17/06

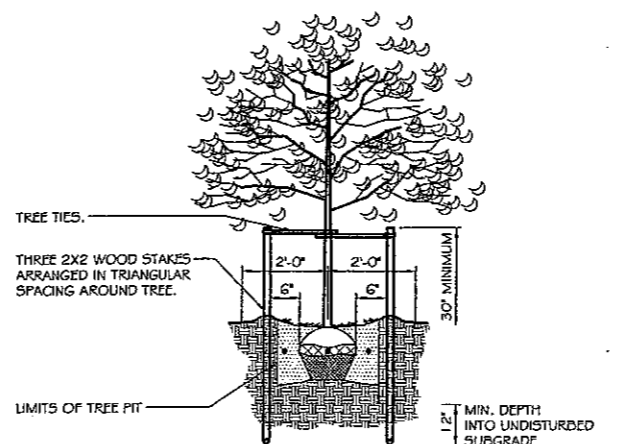
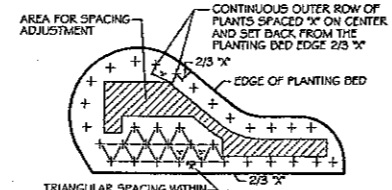
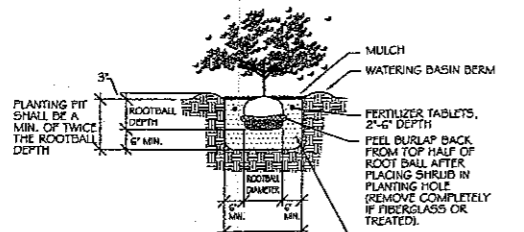
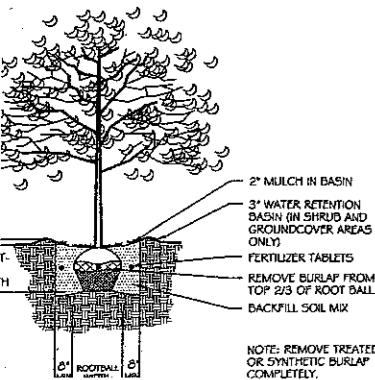


SCALE: 1"=30'-0"

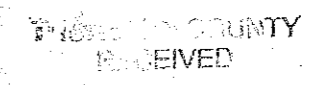


Botanical Name	Common Name	Size & Remarks	Quantity
Acer glabrum	Red Maple	8' ht., multi-stem	19
Acer rubrum 'Red Sunset'	Red Sunset Maple	2' C. street tree	5
Chamaecyparis nootkensis 'Pendula'	Western Alaska Cedar	5-7' ht. B&B	40
Chamaecyparis obtusa 'Eucalypt'	Slender Hokkaido Cypress	2-3 ft.	2
Cornus x 'Ridder'	Ornamental Dogwood	2' C. street tree	4
Styax japonica 'Snowcove'	Snowcove Japanese Maple	2' C. street tree	11
Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5-6' min. ht. B&B	39
Thuja plicata	Western Red Cedar	8' ht.	8
Thuja plicata 'Hogan'	Hogan Red Cedar	6' ht.	17
Tilia cordata 'Greenpina'	Greenspire Linden	2' C. 12-14" ht.	3
Pseudotsuga macrocarpa	Douglas Fir	8' ht.	8
Pinus calycularia 'Aristocrat'	Albino Pinyon Pine	2' C. 12-14" ht.	15
Quercus coccoloba	Scarlet Oak	2' C. 12-14" ht.	14

- PLANTING NOTES**
- See civil and architectural plans for additional information.
  - General contractor to establish sub-grade to within .1'.
  - Provide 4" of topsoil in lawn areas, 6" of topsoil in shrub beds.
  - Pond bottom does not need topsoil.
  - Provide 3" of bark mulch in all shrub beds.
  - Landscape contractor to meet all local codes & ordinances.
  - All new planting areas to receive automatic irrigation. (see irrigation plan for additional information).
  - See tree protection plan for trees to remain.
  - Lawn areas to be hydroseeded.
  - These drawings are for permit only. Final construction should be from approved drawings.



Case No. 2005100820  
 Approved by the Thurston  
 County Development Services  
 Department on 4/6/06  
 Planner [Signature]

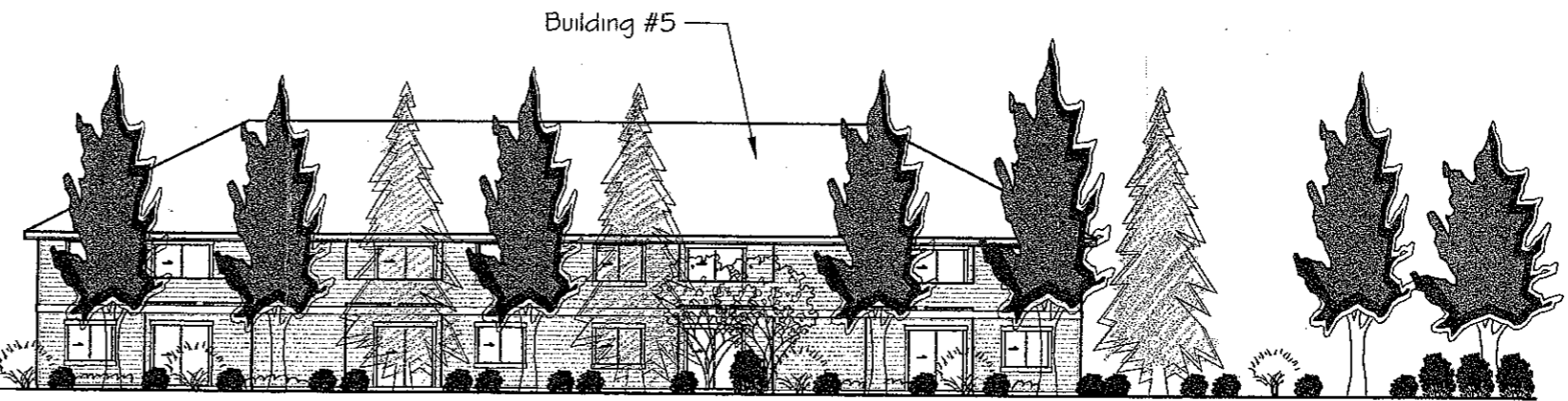
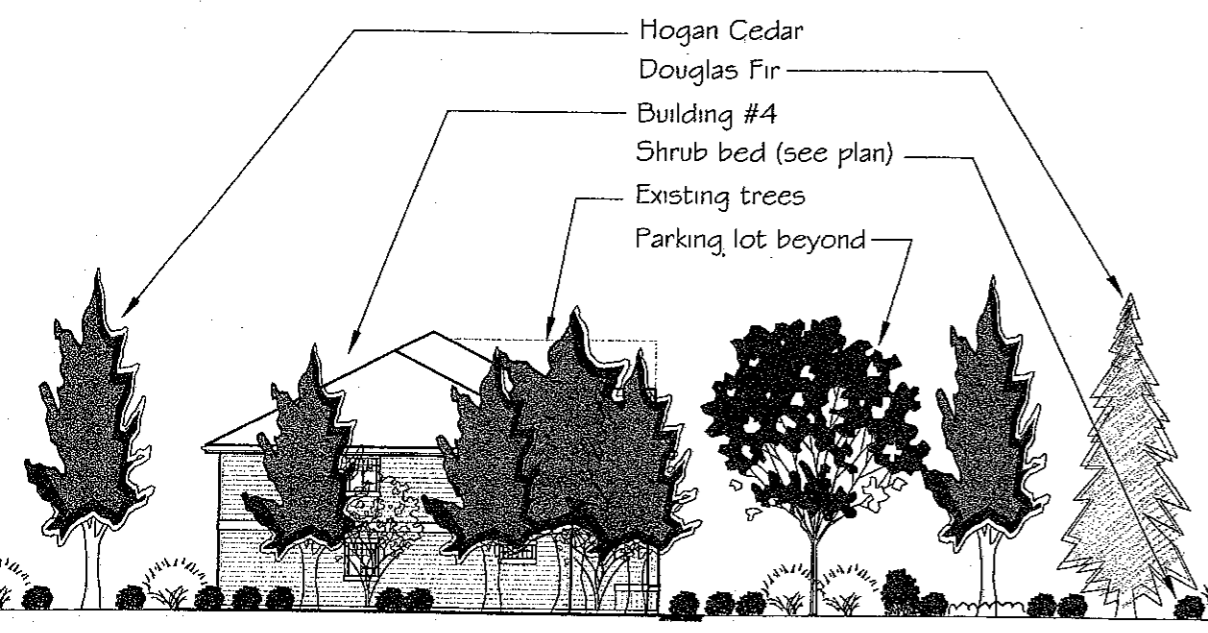
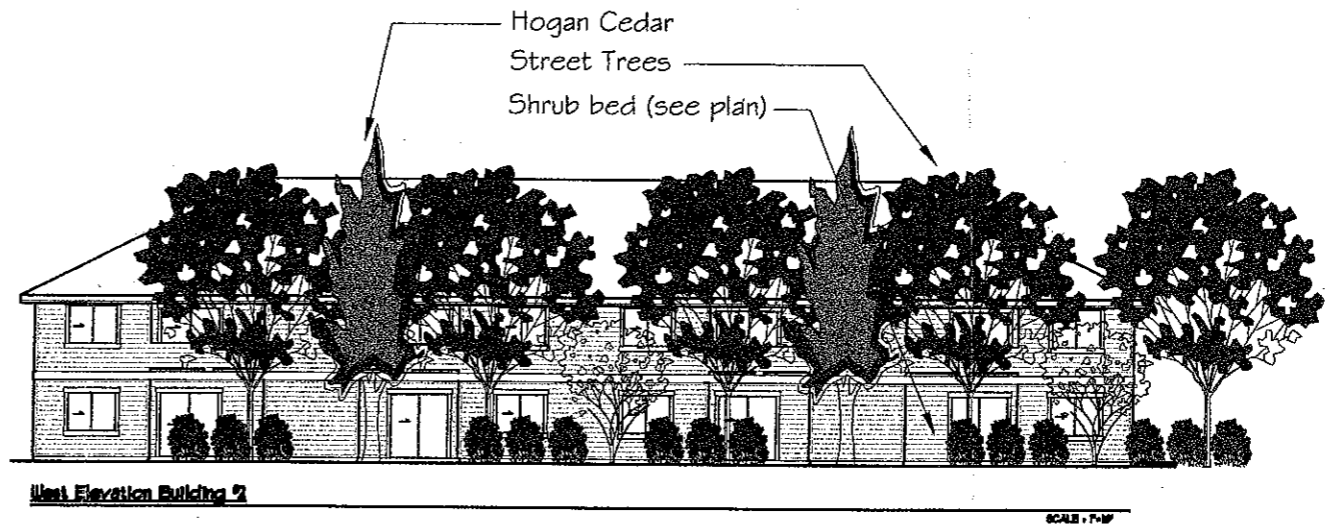
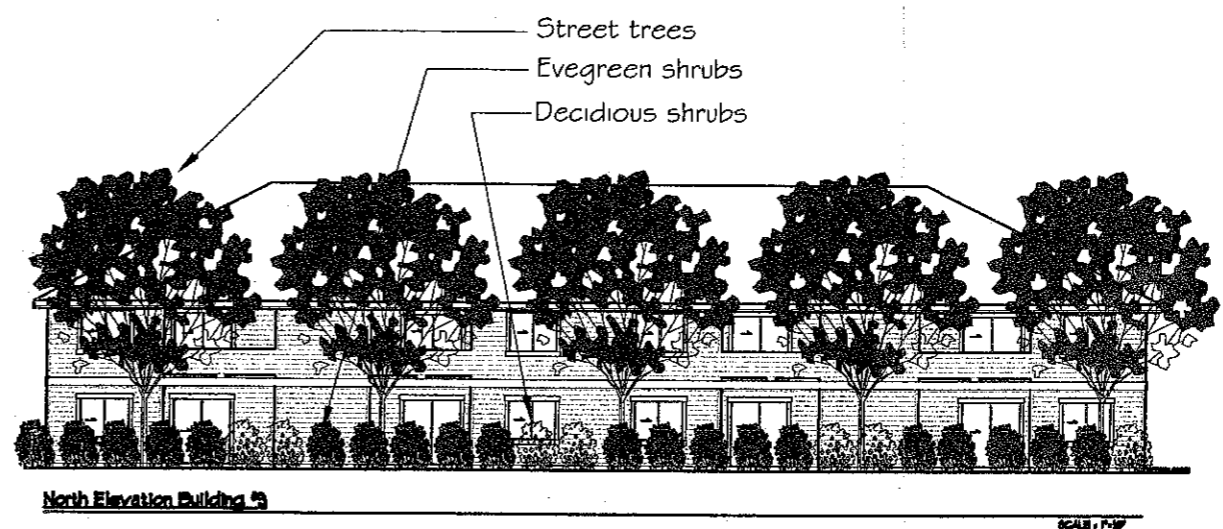
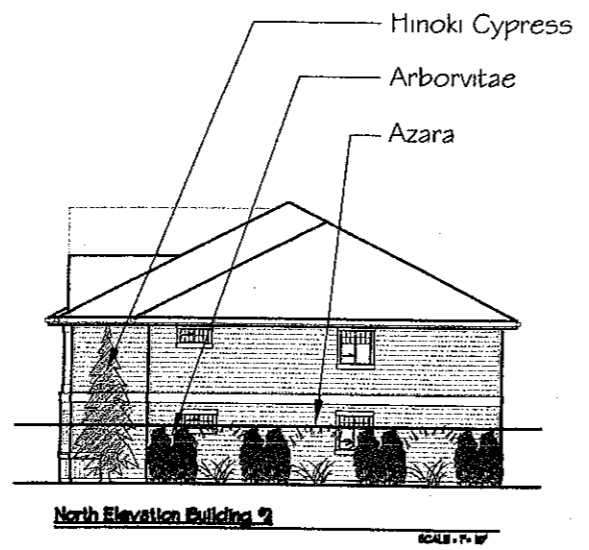
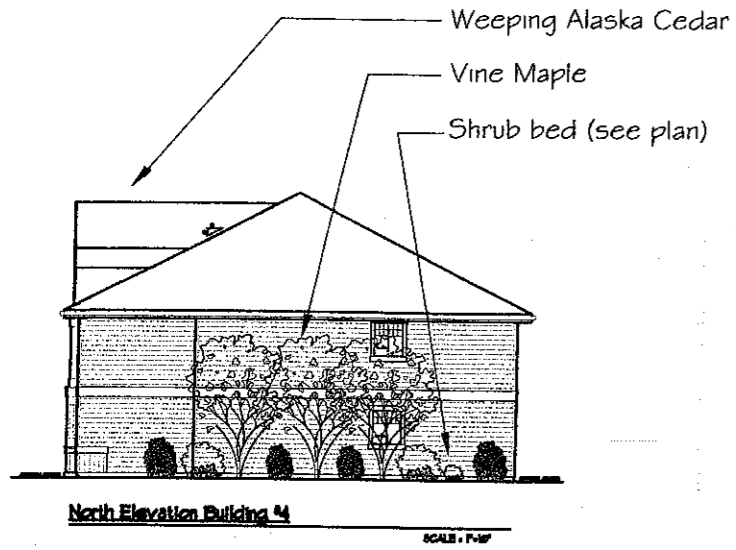




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 1146 - 88th Avenue SE • Olympia, WA 98501-5759  
 PHONE (360) 943-9201 • FAX (360) 943-0748  
**Schematic Elevations**

**COUNTRY CLUB VILLAS**  
 Yelm Highway  
 Olympia, WA

BY	DATE
kg	4/03/06
kg	04/03/06



**South Elevation Building 4 & 2**

SCALE: 1/8" = 1'-0"

