



Community Development
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-4180

NOTICE OF DECISION
Hull One Bedroom Bed and Breakfast
TUM-23-1101
September 18, 2023

The City of Tumwater has issued a Formal Site Plan Review Approval for project number TUM-23-1101 – Hull One Bedroom Bed and Breakfast, a one bedroom bed and breakfast within an existing structure on the property located at 622 N 7th Ave SW, Tumwater, WA 98501. Thurston County Tax Parcel Number: 80605300500.

The complete decision may be viewed on the City’s website at www.ci.tumwater.wa.us and choosing Community Development, Permitting & Building, Notice of Applications/SEPA Determinations.

A copy of the decision may also be obtained at the Community Development Department in City Hall at 555 Israel Road SW, Tumwater, WA 98501 during normal business hours. For additional information, please contact Alex Baruch, Associate Planner at abaruch@ci.tumwater.wa.us or call (360) 754-4180.



September 18, 2023

Hull BnB/ADU
Donnie and Jessica Hull
622 N 7th Ave SW
Tumwater, WA 98501

RE: Hull BnB– TUM-23-1101 Conversion of heated storage to living space (400 sf).
Formal Site Plan Approval Letter
Conversion of heated storage to living space (400 sf) for BnB or ADU

Dear Donnie and Jessica:

On July 27, the Development Review Committee for the City of Tumwater reviewed your preliminary site plan review application and received payment on August 17, 2023 for the Formal Site Plan Review for the above referenced project, and offer the following comments:

GENERAL

All requirements of the Tumwater Municipal Code (TMC) pertaining to zoning, building, fire code compliance, and engineering shall be met.

PLANNING

1. Comprehensive Plan: The City of Tumwater Comprehensive Plan identifies the properties associated with this project as Single Family Medium zone district. The proposal is consistent with the intent of the Comprehensive Plan.
2. Use: The proposed project is to utilize an existing heated storage building as a one bedroom Bed and Breakfast. This use requires public notice of the proposed use to properties within 300' of the subject property along with a sign stating the proposed use. If the proposal is appealed it will trigger a public hearing through the hearing examiner. If no appeal is filed within 14 days a notice of decision can be issued.
3. Densities: One bedroom Bed and Breakfasts are not a residential use and would not add density to the property.

No change to density is proposed.

4. Impervious Coverage: The SFM zone district allows up to 60% impervious surface. No additional impervious surface is proposed with this development.

No change to the impervious coverage is proposed.

5. Open Space: Additional open space is not required for this use.

No change to the required open space is proposed.

6. Building Height: The building height is not changing with this proposal as an existing building will be used.

No change to the building height is proposed.

7. Yards/Setbacks: Building dimensions are not changing as an existing building will be used.

No change to the setbacks are proposed.

8. Citywide Design Guidelines: Building design is not changing as an existing building will be used.

If any changes are proposed to the exterior of the building design guidelines will need to be complied with.

9. Parking: One parking space is required for a one bedroom Bed and Breakfast. This parking space is shown on the proposed site plan.

One parking space dedicated for the Bed and Breakfast are proposed on the property.

10. Bicycle Parking: Not required for one bedroom Bed and Breakfast use.

No bike parking is required.

11. Lighting: Site lighting shall be directed downward and inward, or other techniques may be utilized to minimize impacts on off-site uses.

If additional lighting is proposed lighting for the site shall meet the requirements of section TMC 18.40.035.

12. Signs: One 6 sq ft sign is permitted within residential zone districts. Sign permit would be required prior to construction.

No signs are proposed at this time.

13. Pocket Gophers: No additional area is being disturbed so a pocket gopher study is not required.

Property is north of Trosper so no gopher study is required.

14. Trees: No additional area is being disturbed so additional trees are not required to be planted.
15. Impact Fees: No impact fees are required for this project.
16. Transportation Concurrency: A transportation concurrency ruling is not required as the trips generated by the use are minimal.
17. S.E.P.A.: The project is not subject to review under the State Environmental Policy Act (SEPA) as it is an exempt project.
18. Notice of Application: Public notice is required per 18.12.040.K**. Once issued and posted on-site, a 14 day comment period will start. If no appeals occur we will be able to move forward with the building permit.

No appeals were filed for this project public notice period.

BUILDING AND FIRE

1. The building occupancy is R-3 of type V-B (ADU type of structure) used as a BNB
2. Water cross-connection control shall be provided in accordance with the provision of the Plumbing Code. Cross connection control devices or assemblies must be models approved under WAC 246-290-490.
3. If water pressure at the meter exceeds 80 psi, a pressure-reducing valve will be required to be installed on the private side of the water line.
4. Existing sewer and water is allowed to remain in locations already approved.
5. Used as a BNB the structure will need to have accessible entrance and access into the structure.
6. Any structural changes may require additional requirements and engineering.

FIRE

1. Fire service is available with hydrants on the street.

MISCELLANEOUS

1. The building will have a physical street address of **625 Grant St. SW**.

TRANSPORTATION AND ENGINEERING DEPARTMENT

1. The applicant shall be responsible for providing the City with all costs associated with the installation of water, sewer, street and storm drainage systems that are dedicated to the City of Tumwater.
2. All designs/construction shall comply with the City of Tumwater's Development Guide and WSDOT standards.
3. The site plan shall show all existing and proposed utilities and easements including street lights, street trees, water, sewer, storm, gas, cable, power, telephone, signage and striping. Provide street sections showing dimensions of existing and proposed improvements. Include the line sizes on the water and sewer mains and services. All rockeries proposed shall also be shown on the site plan.
4. All street construction, main installation and storm drainage work requires engineered plans certified by a professional engineer.
5. The applicant is responsible for all plan check, inspection and connection fees.
6. Any private or public utility relocation is the responsibility of the applicant.
7. Site plan modifications may occur as a result of the engineering review process. For engineering issues, the approved engineering plans take precedence over the approved site plan.

STREET

1. As proposed the project is exempt from street improvements.

STORM

1. As long as no additional impervious or hard surface is proposed, storm improvements will not be required.

SANITARY SEWER

1. The site is already connected to City sewer. The new unit will not require payment of additional sanitary sewer connection fees.
2. The existing sewer connection through the house is okay per the Building Official. A 6" cleanout is recommended be installed on the existing sewer lateral if there is not one already.

WATER

1. The site is already connected to City water. While the City recommends a new water meter be installed to serve the new unit, it is not required.

This review does not provide the benefit of vesting, which is currently not allowed until the time a completed building permit application is submitted. Therefore, if ordinance changes occur during the life of this approval, your project must conform to those new requirements prior to the issuance of building permits.

If you have any questions regarding the Planning comments please contact me at abaruch@ci.tumwater.wa.us. For questions on Building/Fire, contact Al Christensen achristensen@ci.tumwater.wa.us and for Engineering and Transportation questions, please contact Jared Crews at jcrews@ci.tumwater.wa.us.

You may call us at 360 754-4180.

Sincerely,

Alex Baruch, Planner

c. City of Tumwater Development Review Committee