



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

**NOTICE OF DECISION**  
**Kravitz Short Term Rental**  
**TUM-24-0636**  
**July 26, 2024**

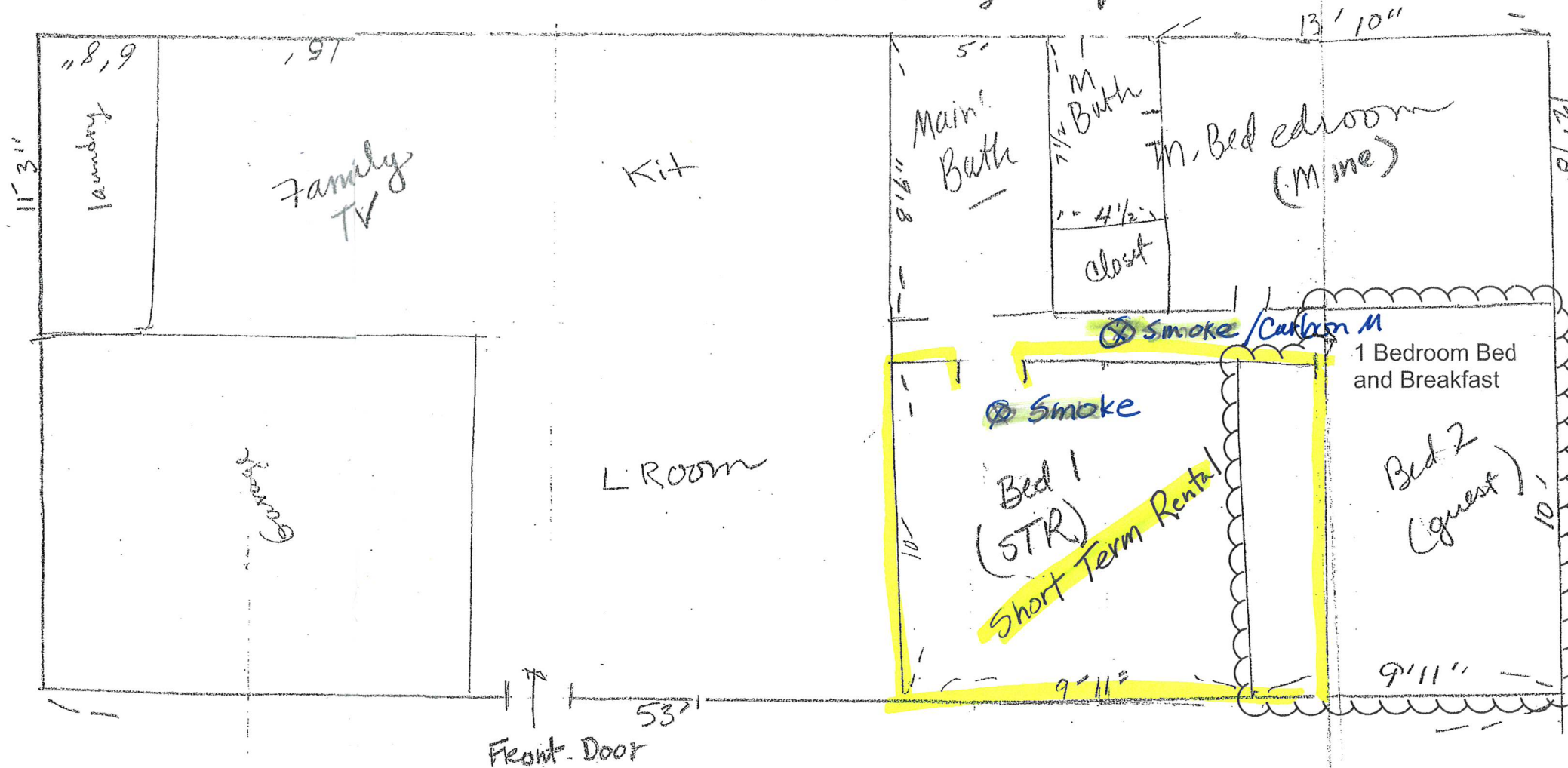
The City of Tumwater has issued a Formal Site Plan Review Approval for project number TUM-24-0636 – Kravitz Short Term Rental, a one bedroom bed and breakfast within an existing structure on the property located at 3727 Hoadly Loop, Tumwater, WA 98501. Thurston County Tax Parcel Number: 67860002100.

The complete decision may be viewed on the City’s website at [www.ci.tumwater.wa.us](http://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](mailto:abaruch@ci.tumwater.wa.us) or call (360) 754-4180.

Window  
 35" from floor  
 47" wide x  
 46" tall

3727 Hoadly Loop SE



1347 sq ft; 3 bedroom 1 3/4

BNB Option:

Bed and Breakfasts with or  
 but are subject to the notice  
 14.06 to allow for public notice  
 administrative decision to t

Definition  
 "Bed and breakfast" means  
 guest rooms are provided t  
 operator for a fee by prearr  
 weeks. A breakfast and/or  
 renting rooms in the bed ar  
 provided in the individual r  
 are institutions housing per  
 medical attention or care.

Limited to short term rental

Process:  
 Preliminary Site Plan Review  
 Formal Site Plan Review (I  
 updated site plan address  
 next stage)

Notice of Application - sign  
 properties within 300'  
 - if no appeal move to Notifi  
 - if appealed move to Hear  
 Notice of Decision Issued  
 - 14 day appeal period

Building Comments:  
 Dimension of the window fr  
 and what is the size of the



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Tumwater, WA 98501  
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July 22, 2024

Short Term Room Rental  
Kathleen Kravits  
3727 Hoadly Loop  
Tumwater, WA 98501

RE: Short Term Room Rental– TUM-24-0636 – 1 bedroom room rental  
Formal Site Plan Review Approval  
Use of existing bedroom as a short term rental

Dear Kathleen:

### **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 a bedroom in the home 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 will either be in the driveway or on the public street.

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.

No additional lighting is proposed at this time.

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 submitted during the 14 day comment period.

## **BUILDING AND FIRE**

1. The building occupancy is R-3 with one bedroom 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 already approved.
5. Used as a BNB the structure will need to have accessible entrance and access into the structure along with meeting the code for “emergency escape window”.
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 has a physical street address of **3727 Hoadly loop SE**.

## **TRANSPORTATION AND ENGINEERING DEPARTMENT**

## **GENERAL**

1. All designs/construction shall comply with the City of Tumwater's Development Guide and WSDOT standards.
2. The applicant is responsible for all plan check, inspection and connection fees.
3. Any private or public utility relocation is the responsibility of the applicant.

## **STREET**

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

## **STORM**

1. If 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. 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. The proposal is not anticipated to generate additional water demand for the site.

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](mailto:abaruch@ci.tumwater.wa.us). For questions on Building/Fire, contact Al Christensen [achristensen@ci.tumwater.wa.us](mailto:achristensen@ci.tumwater.wa.us) and for Engineering and Transportation questions, please contact Jared Crews at [jcrews@ci.tumwater.wa.us](mailto:jcrews@ci.tumwater.wa.us). or Jeff Query at [jquery@ci.tumwater.wa.us](mailto:jquery@ci.tumwater.wa.us)

Sincerely,

Alex Baruch, Planner

c. City of Tumwater Development Review Committee