



October 9, 2023

Blomberg LLC  
4220 S 164<sup>th</sup>  
Suite #101  
Tukwilla, WA 98188

RE: Formal Site Plan Review Approval; TUM-23-0794 - Marijuana grow facility  
9630 Blomberg St SW, Tumwater, WA 98512  
Parcel #12721230500.

The City of Tumwater reviewed your Formal site plan review application for the above referenced project. As conditioned below, the City grants formal site plan approval for the project.

### **GENERAL**

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

### **PLANNING**

1. Comprehensive Plan: The City of Tumwater Comprehensive Plan identifies this area as Light Industrial.
2. Use: The site is located within the Light industrial (LI) zone district and Aquifer Protection (AQP) overlay zone district. A Marijuana producer, within a fully enclosed secure indoor structure only, is allowed as a Conditional Use. TMC 18.24 and 18.39
3. Lot Coverage: The maximum impervious surface allowed is 85 percent of the total area of the parcel. TMC 18.24.050.B

The site plan submitted meets this requirement.

4. Structure height: A maximum of 65 feet. TMC 18.24.050.C

The buildings are existing and meet this requirement.

---

Tumwater City Hall  
555 Israel Road SW  
Tumwater WA 98501

[www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us)

5. Yards/Setbacks: The minimum required structural setbacks from the property lines are as follows, per TMC 18.24.050.D:

Front: 20 feet.

Side: 10 feet.

Rear: 10 feet.

Heating, air conditioning or ventilation units, and other mechanical or hydraulic units are not permitted within any required setback. TMC 18.42.040.D

The site plan submitted meets this requirement.

6. Conditional Use: Conditional Use Permit required for a marijuana producer, within a fully enclosed secure indoor structure only. TMC 18.24.040.E

Approval of a Conditional Use Permit by the City of Tumwater Hearing Examiner is required.

7. Design Review: Design guidelines apply to new buildings, additions to existing buildings, and exterior modifications of existing buildings. Any changes to the exterior of the building shall conform to the City of Tumwater's Design Guidelines. TMC 18.43.010

Elevation drawings shall be submitted with building permit if any changes are proposed to the exterior of the buildings.

8. Parking: A manufacturing use requires one parking space for each employee on the largest shift, with a minimum of 5 spaces, or the Community Development Director may require a parking demand study or determine the standards that should be applied to the use in question, per TMC 18.50.070.

The surface of all parking and vehicle maneuvering areas shall have an approved hard surface such as asphalt, concrete or turfstone per TMC 18.50.060.E, and shall be defined by white striping a minimum of four-inch-wide. Parking spaces must utilize approved wheel-stops to prevent vehicle overhang of a sidewalk or walkway, per TMC 18.50.060.D. The automobile parking spaces shall be 9 feet in width by 18 feet in depth. The parking aisle shall be a minimum of 22 feet 6 inches in width. Parking-lot light poles shall not exceed 24 feet in height, per TMC 18.50.060.E.

Bicycle facilities must be provided if the parking area accommodates 10 or more vehicles and any development over 3,000 square feet, per TMC 18.50.120. For parking areas or buildings with less than 150 vehicular parking spaces, provide 2 short-term bicycle spaces or 5-percent of vehicular spaces, whichever is greater, and one long-term bicycle space per 50 vehicular spaces, plus one space per 100 additional vehicular spaces. This project is required to provide ? short-term and ? long-term bicycle parking facilities, per Figure 18.50.120.A. The facilities shall comply with TMC 18.50.120. The location of these facilities shall be shown on the site plan.

Off-street parking spaces shall not be allowed within 10 feet of all property-lines, per TMC 18.50.020.F. Also, the parking area(s) must meet the landscape buffer requirements, per TMC 18.47.050, if applicable.

The applicant states maximum employees will be 33, and proposes 36 stalls, using an administrative approval for 10% increase.

The site plan provided shows 2 short term covered bicycle stalls to be located in front of Building B, along with 1 long term bicycle facility located within Building B.

The site plan submitted meets this requirement.

9. **Lighting:** Site lighting shall comply with the City's exterior illumination regulations outlined in TMC 18.40.035. These regulations require any new exterior light fixtures to be fully shielded and directed downward to minimize impacts on off-site uses.

If new or updated building and/or parking lot lighting is proposed, a photometric plan must be submitted for review with building permit submittal.

10. **Landscaping:** A landscape plan showing proposed plantings, tree types and heights, and other vegetation is required. Street trees, if required, must be installed in accordance with the Tumwater Development Guide and Urban Forestry Management Plan. TMC 18.47.050.

Mechanical equipment must be screened to avoid noise and visual impact to street and adjoining properties.

A detailed landscape plan shall be submitted with building permit application for any updated landscape or proposed screening.

11. **Signs:** Signs in the LI zone district shall be limited to a total of 200 square feet on all faces of all permanent freestanding signs; provided, that no one sign-face is larger than 100 square feet. No freestanding sign shall be permitted to be higher than the principal building on the lot; provided, that no sign shall be higher than 30 feet.

Any signage requires a separate permit.

12. **Critical Areas:** The site meets the criteria of the City of Tumwater Administrative decision dated July 25, 2018 to not require a critical areas report due to the existing buildings and impervious surfaces.
13. **Public Notification:** A notice of application with optional DNS process was published in the Olympian, posted on site and on the City website, and mailed to property owners within 300 feet of the site on September 1, 2023.

Comment received by Nisqually Indian Tribe and Squaxin Island Tribe stated they had no specific concerns regarding archaeological and cultural resources.

The Washington State Department of Ecology provided two comments. Comment on the notice of application is in regards to possible contamination on a site within a quarter mile of this project. Comment on the DNS suggested a requirement to determine waste type and its removal.

14. **SEPA:** A DNS was issued for this proposal on September 18, 2023. The DNS was not appealed.
15. **Public Hearing Notice:** A notice of public hearing was published in the Olympian, posted on site and on the City website, and mailed to property owners within 300 feet of the site on or before October 13, 2023. .
16. **Transportation Concurrency:** The project is exempt from transportation concurrency review, as there is no additional square footage proposed, and the change of use falls

within the same land use category in the Institute of Transportation Engineers Trip Generation Manual, no new trips generated. TMC 15.48.050.A.

17. Refuse Disposal: Any changes to the refuse-disposal area will require the facility to be gated and screened with masonry walls and/or sight-obscuring fence with landscaping.

A structural enclosure shall be constructed of masonry, heavy-gauge metal, or decay-resistant composite wood, and have a roof. The walls must be sufficient to provide full screening from the affected roadway or use. The enclosure may use overlapping walls to screen dumpsters and other materials. Gates shall be made of heavy-gauge, sight-obscuring material. Industrial Design Guidelines Section 3.B.6.2.a

### **BUILDING**

1. The proposed buildings occupancy is an F-1 Hemp processing/Manufacturing. Old use of S-1 per IBC Section 3

### **FIRE**

1. The proposed building is over 7,500 square feet and is therefore required to have a fire sprinkler/Alarm system installed.
2. Gates blocking access to the site for Fire Department equipment shall be provided with a Knox Padlock.
3. Extraction rooms shall meet all requirements for fire separations and fire dampers for mechanical equipment, and all equipment shall be approved engineered systems.

### **MISCELLANEOUS**

1. The addresses for this site will remain the same unless separate utilities are ran to each structure.
2. Occupant load shall be limited to the use and septic design already approved. Thurston county septic approval shall be submitted.
3. Tenant improvement, Engineered building plans including Plumbing and Mechanical
4. Building plans and specifications shall be prepared and stamped by an architect and engineer licensed to practice in the State of Washington.
5. A building permit application (including shell permits) shall include architectural, structural, plumbing, mechanical and energy plans and specifications. No exceptions. Fire sprinkler and fire alarm permits and plans may be submitted separately from the main permit application.
6. Two sets of plans and specifications shall be submitted along with application and plan review fees. Maximum size plans accepted are 24 x 36 inches. Minimum scale accepted is 1/8 inch.
7. All new building projects are required to provide for the storage of recycled materials and solid waste. The storage area shall be designed to meet the needs of the occupancy, efficiency of pickup, and shall be available to occupants and haulers. The location of this facility shall be shown on the site plan.

8. Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eaves lines unless the area is protected by an approved automatic sprinkler system. IFC Section 304.3.3
9. The following permits may be required for this project:
  - Sign

## **ENGINEERING**

### **GENERAL**

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 water, sewer, storm, gas, cable, power, telephone, signage and striping. Include the line sizes on the water and sewer mains and services.
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. The applicant shall be responsible for the maintenance and timely repair of all public improvements for a period of 30 months following final certification by the City, and shall submit a surety for maintenance equal in value to fifteen (15) percent of the total value of the required public improvements certified by the Public Works Director. Please refer to Chapter 3 of the Development Guide for further clarification.
8. All legal descriptions must be accompanied with an appropriate drawing that the City Surveyor can use to verify the legal description. All engineering drawings must be on 24" x 36" paper sheets.
9. The owner or owner's representative is also responsible for furnishing the City with electronic files on CD ROM, compatible with Release 2000 or newer Auto-CAD format. Drawings shall be in TCHPN (Thurston County High Precision Network) horizontal datum. Provide individual drawings independent of x-refs. Include all non-standard font files and plot files. Also, please furnish a CD with PDF files printed from the Auto-CAD files. A storm water maintenance agreement, utility maintenance agreement, easements and bills-of-sale will also be required.
10. 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. All access to the property must be consistent with City standards and policies.

2. Per Tumwater Municipal Code, if the proposed building improvements exceed 25% of the current assessed value for on-site buildings then frontage improvements will be required. This includes undergrounding of the existing overhead utilities along Blomberg St.

### **SANITARY SEWER**

1. Additional comments and requirements may be required if the applicant/owner decides to connect and extend the existing City sanitary sewer system.
2. If the facility connects, the professional engineer must provide calculations of the maximum monthly sanitary sewer discharge from the site. The City reserves the right to check the actual use in the future and charge additional connection fees if the actual use is greater than the estimated amount.
3. If the facility decides to utilize the existing septic system, the City of Tumwater will require verification from Thurston County that the system is adequate for the new use of the facility, before permits can be issued.

### **WATER**

1. The project must meet minimum fire flow requirements.
2. Back flow prevention is required on all fire services and irrigation services and in accordance with the AWWA Cross Connection Control Manual. A reduced pressure backflow assembly is required on all commercial domestic services per WAC 246-290-490. Please show the existing backflow prevention on the site plan.
3. Additional water meters, if required, will need to be placed in the public right-of-way or clustered on-site within an easement. The professional engineer must provide calculations on the maximum instantaneous water demand and size of the meter for the project.

This Preliminary 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 Planning issues, contact me at [tmerriman@ci.tumwater.wa.us](mailto:tmerriman@ci.tumwater.wa.us) or 360-754-4180. For questions on Building/Fire, contact Alvin Christensen at [achristensen@ci.tumwater.wa.us](mailto:achristensen@ci.tumwater.wa.us) or 360-754-4180. For Engineering questions, contact Jared Crews at [jcrews@ci.tumwater.wa.us](mailto:jcrews@ci.tumwater.wa.us) or 360-754-4140.

Sincerely,



Tami Merriman, Permit Manager

cc: City of Tumwater Development Review Committee  
Chris Carlson, Hatton Godat Pantier