



**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT**

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Creating Solutions for Our Future

Ashley Arai, Director

HEARING EXAMINER STAFF REPORT

Date of Hearing: September 9, 2025

Prepared By: Scott McCormick, Associate Planner

PROJECT INFORMATION:

Application Type: Special Use Permit
Type 111 – Quasi-Judicial Decision

Project Name: Cascade Camp

PROJECT NO: 2023104144 (23 11012 ZM)

Location: 22825 Peissner Road SE, Yelm WA 98597

Parcel Number(s): 23629330000

Land Area: 160.79 acres

Zoning District(s): Rural Residential Resource 1/5 (RRR 1/5)

Shoreline Designation: Conservancy

Owner / Applicant: Cascade Camp and Conference Center
22825 Peissner Rd SE
Yelm WA 98597
(360) 894-3838

Representative: Dan Penrose
SCJ Alliance
8730 Tallon Ln NE Ste.200
Lacey WA 98516

TIMELINE:

Submittal Date: September 1, 2023
Deemed Complete: September 30, 2023
Public Hearing: September 9, 2025
Deadline to Complete: Not applicable. Not Subject to the Local Project Review Act

NOTIFICATION:

Written notice of application was sent to all property owners within 500 feet of the site on September 7, 2023 (Attachment a). Written notice of the public hearing was sent to all property owners within 500 feet of the site

and notice was posted on site on August 26, 2025, and published in the Nisqually Valley News on August 28, 2025, at least ten (10) days prior to the hearing.

PROJECT DESCRIPTION:

The applicant seeks approval of a Special Use Permit (SUP) for multiple new facilities and expansions on the subject property, along with a request to extend the vesting period from the standard 3 years to 20 years under TCC 20.54.040(4) to accommodate a phased development. Extending vesting is often granted for long-term projects where funding and construction occurs over time.

Proposed Facilities include:

1. Nisqually Center Expansion: 14,000 to 18,000 SF addition to the Nisqually Center, (to increase the square footage of existing lobby, dining and office areas)
2. Madrona Lodge 2: A new 4,500 to 5,800 SF facility with six-bedroom suites, two lecture rooms and parking
3. Staff Homes A: Up to four new staff homes each around 1,700 to 2,200 SF of living area
4. Rec Center: 30,000 to 35,000 SF recreation center with indoor sport courts, indoor climbing wall, workout area, and game room
5. Paradise Lodge: 18,000 to 22,500 SF self-reliant lodge with thirty guest suites, a dining room and kitchen, and meeting spaces
6. Staff Homes B: Four (4) to eight (8) summer staff cabins, each around 75 SF

In addition to the SUP under review, several portions of the proposed buildings will require future permits and approvals under the Shoreline Master Program and the Critical Areas Ordinance. These approvals are not being processed at this time, as they must be reviewed when specific phases of development are proposed.

Background:

The subject property is approximately 160 acres in size and zoned Rural Residential Resource 1/5 (RRR 1/5) in rural Thurston County. The property is currently developed and operated as a camp and conference center. While the use does not have a Special Use Permit on record, it appears to be a legal and existing land use. The current Special Use Permit (SUP) application will formalize the use as an approved Special Use and authorize a phased expansion over the next 20 years.

The applicant provided a timeline of the site history below:

- **December 1986** - Original property purchased from Weyerhaeuser
- **1987** - Planning & Development with Thurston County, initial infrastructure began going in
- **1988** - Development continues, first buildings constructed
- **Summer 1988** - First rudimentary gatherings held
- **1989** - First full season of camps & retreats
- **1988 - 2014** - Various construction projects carried on yearly as per original master plan
- **2008 - Present day** - Working with Thurston County through building limitations / constraints implemented by the county.

The proposed additions will be served by a Group A water system (ID: 46074). They are served by at least one large onsite septic system (LOSS) permitted by the State and other septic systems under Thurston County Jurisdiction per Thurston County Environmental Health.

In terms of nearby development and features, the site is located on the north shore of Elbow Lake which is regulated by the County Shoreline Master Program for the Thurston Region (SMPTR). Elbow Lake is designated as a Conservancy shoreline by the SMPTR. There are other smaller water bodies and wetlands in and around the subject property. Some of these water bodies require specific buffers which have been called out in the project wetland report and addendum (Attachment y and z). Adjacent parcels are generally large and used for various agricultural and forestry uses and homes on lots of over 5 acres. The 320-acre parcel immediately south on the south side of Elbow Lake is owned by the Washington Parks Commission and is undeveloped. The applicant also owns a number of larger parcels along the west property line and south of the Washington Parks Commission land. The subject property has an extensive internal road system, many structures, cabins, recreational facilities, a water system, septic systems, parking areas and shoreline amenities such as a dock, trail and benches.

ENVIRONMENTAL EVALUATION:

The proposed project was reviewed under the State Environmental Policy Act (SEPA), pursuant to RCW 43.21C and WAC 197-11. Based on the review of the application materials, supporting documentation, and agency input, the County determined that the project, as conditioned, does not have a probable significant adverse impact on the environment. Accordingly, a Mitigated Determination of Non-Significance (MDNS) was issued for the Special Use Permit on June 18, 2025 (Attachment v).

The MDNS was circulated for public and agency review in accordance with SEPA and County procedures. One comment was received from the WA Dept. of Ecology during the comment period (Attachment f1). The appeal deadline for the MDNS was July 9, 2025. No SEPA appeals were filed, and the MDNS is now final. All identified environmental impacts will be addressed through the mitigation conditions and implementation of applicable County codes and regulations.

ZONING ANALYSIS

A. Zoning Designation:

The subject property is zoned Rural Residential Resource 1/5 (RRR 1/5). The Resorts and Retreat Facilities use is a hearing examiner special use in the zoning district.

B. Parcel Size and Legal Status:

The parcel is approximately 160 acres in size and is conforming with respect to the minimum lot size requirement of 5 acres for the RRR 1/5 zone. According to TCC 18.04.045, the parcel is a legal lot of record, identified as 29-16-3E PTN NW, SW & SE - DETERMINED TO BE NON-PROFIT EXEMPT PER DOR LETTER 6/30/88.

C. Required Setbacks per Title 20:

- Front setback: 20 feet
- Side setbacks: 5 feet
- Rear setback: 5 feet

D. Building Coverage:

TCC Chapter 20.09A.050(3) states the following:

“Maximum Building Coverage. Building coverage for fire district facilities and expansion at existing academic schools (as defined in 20.03.040 TCC) shall be specified through the special use permit process and/or SEPA environmental review process as applicable. For all other special uses with no maximum building coverage specified in Chapter 20.54 TCC, the maximum building coverage shall be six thousand square feet for parcels five to ten acres in size and twenty thousand square feet for parcels over ten acres in size.”

Staff Finding: In this case, the subject parcel is over well over 10 acres (approx. 160 acres), therefore the twenty (20) thousand square foot limit would apply. The property owner also owns multiple large parcels adjacent to the subject parcel. This might help the applicant to increase building coverage beyond the above limitation by proposing Boundary Line Adjustments (BLA) such that portions of the project lie on separate parcels. It will be up to the applicant to meet all zoning requirements when applying for building and/or construction permits. At this point variances would not be of significant help given their life span of 3 years for a variance and proposed Special Use time span of 20 years, assuming the 20-year Special Use validation permit is approved by the Hearing Examiner. As currently proposed the project does not appear to be completely consistent with standard building coverage limits.

E. Maximum Coverage by Hard Surfaces (TCC, Ch. 20.09A.050(6)(b)):

For all other subdivisions, large lot subdivisions, short plats and new construction:

- i. Lots two and one-half acres or greater: Ten percent.
- ii. Lots less than two and one-half acres: Sixty percent or ten thousand square feet, whichever is less.

Staff Finding: Per the above zoning code section (TCC 20.09A.050.6.b.ii) given the current size of the subject parcel the maximum impervious surface coverage would be 10 thousand square feet.

Importantly, TCC Ch. 20.07.090 contains additional hard and impervious surface limits and allowances which provide flexibility related to impervious surface coverage. Per TCC Ch. 20.07 1.e. the hard surface coverage area for any lot may be increased beyond the total amount permitted in this chapter subject to approval of a special use permit under [Chapter 20.54](#). In this case although some of the proposed development does not meet the building and impervious surface coverage limits contained in TCC Ch. 20.09A.050 – Design Standards, the fact that a Special Use Permit is being proposed, the permitted impervious surface coverage limit can exceed the standard limits contained in TCC Title 20. Therefore, in terms of impervious surface coverage (not building coverage) the applicant simply needs to meet current stormwater management and erosion control requirements contained in TCC Title 15. Ch. 15.05 – Thurston County Stormwater Standards and Ch. 15.05.010 – Drainage and Erosion Control Manual for Thurston County for the current proposal under review. This flexibility would only apply to the Title it is under (Title 20 – Rural Zoning Code). There are other building coverage and impervious surface limits that would still need to be met. The impervious surface limit for portions of the project within Shoreline Jurisdiction per the Shoreline Master Program for the Thurston Region (SMPTR) would still need to be met as these requirements comes from a separate Title (Title 19). Per Title 19, the maximum impervious surface allowance is 30 percent within shoreline jurisdiction. This requirement could not be changed without at minimum a Shoreline Variance. Building coverage limits shall still meet TCC, Ch. 20.09A.050 3. TCC 20.07.090 does not appear to provide flexibility for building coverage limits in title 20 nor areas within

shoreline jurisdiction (Title 19). The most restrictive code would apply when building and/or construction permits are applied for. In terms of impervious surface coverage, the current proposal would be the maximum allowed via this Special Use Permit if approved.

SHORELINE MASTER PROGRAM ANALYSIS:

- A. According to the Shoreline Master Program for the Thurston Region (SMPTR), the subject property is mapped within the Conservancy Shoreline Environment for the area within 200 feet of the ordinary high-water mark of Elbow Lake. Water-dependent commercial recreation activities are permitted in the Conservancy Environment provided it complies with the policies and standards set forth in Section 3. Subsection V (Commercial Development) of the SMPTR. Key requirements include:
 - a. The development must be of low intensity and will not substantially alter the existing character of the area, and
 - b. The following findings are made: (1) The site is designed in a manner to allow substantial numbers of people access to an enjoyment of the shoreline. (2) The use does not discourage public enjoyment of the shoreline due to impacts such as traffic, noise and other emissions. (3) Structures must be set back one hundred (100) feet from the ordinary high-water mark. (4) Structures shall not exceed thirty-five (35) feet in height above the average grade.

Shoreline Jurisdiction extends 200 feet from the OHWM, or from the edge of the 100-year floodplain, or from the edge of associated wetlands, whichever is greatest. All land clearing and grading activities within Shoreline Jurisdiction must comply with the SMPTR.

Additionally, within the portion of the site located within 200 feet of the OHWM, the total impervious surface shall not exceed 30% of the land area.

Staff Finding: The proposal will be reviewed for compliance with the SMPTR when an application is submitted which would trigger review through a Shoreline Permit. No JARPA application has been submitted at this point for review of the proposed commercial development, so it is early to provide detailed analysis with regards to the SMPTR. The proposed commercial development would not be exempt from a shoreline permit or permits and will be reviewed for compliance at a future point when building and/or construction permits are applied for.

CRITICAL AREAS ANALYSIS:

A. Wetlands and Buffers

The property is adjacent to Elbow Lake and its associated wetlands. A wetland delineation (Attachment z) dated July 15, 2024, and follow up letter (Attachment y) by Land Services Northwest which evaluated applicable wetland buffers for the project. In addition to wetlands associated with Elbow Lake there are upland wetlands interspersed on the property. On page 1 of the wetland report (Attachment z) there is a table which notes the seven wetlands on site along with their size and applicable buffers.

Staff Finding: Currently the project review is limited to a more general Special Use Permit to both permit the existing development as well as obtaining a Special Use Permit for requested future development with regards to zoning but not specific Critical Area or SMPTR requirements. Applicable Critical Area standards and requirements, which may include future RUEs would be reviewed in the

future when development / building permits are submitted for review. At this point only the SUP is under review and not actual building or development permits which would trigger more detailed CAO and SMPTR reviews.

B. Critical Aquifer Recharge Area (CARA)

The site is designated as a Category 1 Critical Aquifer Recharge Area (CARA), which indicates areas of extreme sensitivity for groundwater recharge. Development within this area must comply with applicable CAO standards that protect groundwater quality and quantity.

Staff Finding: Thurston County Environmental Health would review for more detailed CARA related requirements when specific development / building permits are submitted for review and more details about the development are known with regards to storage and use of chemicals such as pesticides, herbicides and fuels. At this point the Environmental Health review is mostly limited to various smaller, County regulated on-site septic systems.

C. Mazama Pocket Gopher Soils:

An area near the center of the subject property in the vicinity of existing smaller scale development is mapped with lower probability pocket gopher soils. If and when applications are submitted for specific development proposals within these mapped gopher soil areas the proposal would be reviewed through a Habitat Conservation Plans Review (HCPR) and the applicant would pay applicable HCP mitigation fees. The larger scale development proposed near Elbow Lake is not within mapped pocket gopher habitat.

D. Prairie Soils:

The entire property is mapped with Prairie soils although the property is heavily forested throughout aside from existing roads and development. Prairie specific review will occur when actual building and/or development permit applications are submitted.

SPECIAL USE ANALYSIS:

2. Resorts and Retreat Facilities

The subject property is zoned Rural Residential Resource 1/5 (RRR 1/5) under Thurston County Code (TCC) Title 20, Zoning. Pursuant to TCC 20.09A.025 (Special Uses), certain uses may be permitted through the Special Use Permit (SUP) process in the RRR 1/5 district.

Table 1 (TCC 20.09A.025) identifies Resorts and Retreat Facilities (Use No. 34.3) as a permitted Special Use in the RRR 1/5 district.

Staff Finding: The site is over one hundred acres. The above section does not apply as the subject parcel is 160 acres. The section below would apply because the property is over 100 acres.

20.54.070(34.3)(b)(i): One hundred thousand square feet of building area is allowed for the first one hundred acres of site area. For every one hundred acres of additional site area, an additional ten thousand square feet of building area is allowed. Maximum building coverage shall be two hundred thousand square feet.

Staff Finding: Per the applicant, existing structures make up 81,706 square feet. Proposed expansions include a range from 58,800 square feet to a high of 87,600 square feet for a total range of 140,506 to

a high of 169,306 square feet. The proposal would be under the two hundred thousand square foot limit as applicable. For all future related applications for various phases or portions of the overall project, compliance with these standards would be evaluated. If the applicant were to propose a Boundary Line Adjustment or Lot Consolidation with their adjacent parcels this could allow additional future expansions and improvements beyond what would be possible under the current circumstances related to the property size/acreage.

20.54.070(34.3)(b)(ii): No individual building shall be larger than thirty-five thousand square feet.

Staff Finding: This will be a condition of the SUP.

20.54.070(34.3)(b)(iii): All structures and parking areas shall be set back from adjacent residential properties a minimum of one hundred feet. The one-hundred-foot setback shall include sight-obscuring plantings.

Staff Finding: No parking is proposed to be closer than 100 feet from residential properties. This will a condition of the SUP, particularly given the long time frame of the project and importance of meeting these standards now and 20 years into the future.

3. General Standards

In addition to the specific standards set forth hereinafter with regard to particular special uses, all uses authorized as special uses shall meet the following standards:

1. **Plans, Regulations, Laws.** The proposed use at the specified location shall comply with the Thurston County Comprehensive Plan and all applicable federal, state, regional, and Thurston County laws or plans.

Staff Finding: The project will meet relevant plans, regulations and laws including the Thurston County Comprehensive Plan as well as regional, state and federal requirements related to the local County review.

2. **Underlying Zoning District.** The proposed use shall comply with the general purposes and intent of the applicable zoning district regulations and subarea plans. Open space, lot, setback and bulk requirements shall be no less than that specified for the zoning district in which the proposed use is located unless specifically provided otherwise in this chapter.

Staff Finding: The project will meet these requirements and criteria. Future building and development projects under the umbrella of this Special Use Permit will need to meet all of the above requirements. It is possible that some future work could require additional permitting such as Shoreline Permits, Reasonable Use Exceptions etc., but these will be reviewed as permits are applied for. It does appear likely that some of the proposed expansions will trigger the need for these additional processes in the future depending on what codes would apply at the time of building application. Some future development could trigger the need for further SEPA review depending on the proposal.

3. **Location.** No application for a special use shall be approved unless a specific finding is made that the proposed special use is appropriate in the location for which it is proposed. This finding shall be based on the following criteria:

- a. **Impact.** The proposed use shall not result in substantial or undue adverse effects on adjacent property, neighborhood character, natural environment, traffic conditions, parking, public property or facilities, or other matters affecting the public health, safety and welfare. However, if the proposed use is a public facility or utility deemed to be of overriding public benefit, and if measures are taken and conditions imposed to mitigate adverse effects to the extent reasonably possible, the permit may be granted even though the adverse effects may occur.

Staff Finding: Impacts related to the project will in part be addressed through individual permit reviews. It does not appear that there would be any substantive impacts to adjacent properties given the size of the subject parcel which allows for large buffers from adjacent residential uses. The entire project is well buffered and should have no major impact on neighborhood character, traffic, parking public property or facilities or other matters affecting the public health, safety and welfare. All such impacts should be addressed by both the design of the project and compliance with project conditions and applicable County Codes.

- b. **Services.** The use will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, or services existing or planned to serve the area.

Staff Finding: It appears that the use will be adequately served and won't impose an undue burden on improvements, facilities, utilities or services existing or planned to serve the area. The project will need to meet all relevant local and state environmental health standards with regards to potable water and septic treatment as required and conditioned. The use will not result in a large change or increase in traffic that would result in the need for major improvements to road systems.

4. Time Limits.

- a. Expiration of Approval. If a building permit has not been issued, or if construction activity or operation has not commenced within three years from the date of final approval, the special use permit shall expire. The special use permit shall also expire when the use or activity for which the permit was granted is vacated for a period of three years.

Staff Finding: Part of this Special Use Permit review is a request by the applicant to allow for a 20-year Special Use Permit window rather than the standard 3 years because the proposed buildout will take much longer than 3 years and will be done in phases over the requested time period. This is a fairly common request for projects such as churches and other long-term projects that would not be able to reasonably meet the standard 3-year timeframe.

- b. Upon the application of the owner or representative, the approval authority may grant a one-year extension. In no case shall the approval authority grant an extension for more than one year at a time. If an extension of time is approved, the special use permit will be subject to all new and amended regulations, requirements, policies or standards which are adopted after the original date of approval.

Staff Finding: As mentioned above, the applicant requests a 20-year rather than standard 3-year Special Use Permit authorization permit. A clarification may be warranted that after the

standard 3-year approval period, all future construction and improvements will meet the standards in place at the time that individual development applications are submitted and vested.

- c. Knowledge of the expiration date and initiation of a request for extension approval time is the responsibility of the applicant. The county is not responsible for providing notification prior to expiration. All requests for an extension of time must be submitted to the department prior to expiration of the special use permit.

Staff Finding: This would apply whether or not the requested 20-year approval period is approved in terms of extensions.

- d. Time Limit and Re-Review. Where the approval authority is the hearing examiner, there may be a condition to provide time limits for the use. If it is determined after review that the special use no longer meets the conditions set by the hearing examiner at the time of the initial approval, the use may be terminated, or such standards added as will achieve compliance with the original hearing examiner conditions.

Staff Finding: This type of project would not generally have an end date. The Special Use Permit should be valid unless and until the use is vacated for over 3 years per TCC 20.54.040 General Standards 4.a.

The following is the applicant response to this code section on time limits and in support of their request for a 20-year Special Use Permit (*in italics*).

“Scott,

Here is what I can provide about the circumstances at Cascade Camp and Conference Center.

- 1. The camp is a mid-sized nonprofit, charitable organization, with an annual operating budget of \$2.5 million.*
- 2. Most of these building projects will be multiple times their annual budget, requiring a significant amount of fundraising*
- 2. The fundraising effort would be a 3 year minimum process, with construction coming after the fundraising.*
- 3. The camp has been consistent in their construction approach from the original 1987 master plan. The buildings proposed in this SUP are those same structures which just haven't been built yet. Over the last 38 years the camp has improved the property and served as good neighbors and stewards of the land. This long-term approach to the improvements need a long-term horizon for the SUP.*
- 4. This SUP process has taken over three years and a significant amount of time and money. If the camp was required to go through this process every three years, that would be an extreme hardship as donors want to see progress when they contribute \$\$.*

5. *Approval now for the full 20-year vision allows the County to manage cumulative impacts of the uses all at once, rather than in fragmented, repetitive reviews that cause additional staff time and expense.*
6. *A 20-year use approval will allow the camp to continue to implement its 1987 Master Plan in an orderly, environmentally responsible manner that meets community needs over the coming decades.*

Dan Penrose, AICP

SCJ Alliance

Principal

o. 360.352.1465, ext. 156

m. 360.791.4292

www.scjalliance.com “

5. **Signs.** In addition to the requirements of Chapter 20.40, the following provisions apply to uses approved by this chapter:

- a. For home occupations and home-based industries, there shall be no more than one sign, not to exceed six square feet in area, and except for home occupations, may be attached to the structure housing the special use or may be freestanding. Freestanding signs shall not exceed forty-two inches in height measured from the ground to the top of the sign. Signs shall be unlit and shall use nonflashing, nonreflective materials. Colors shall be nongarish and consistent with residential character.

Staff Finding: The project is not a home occupation or home-based industry.

- b. For home occupations, the sign shall be attached to the home or the structure housing the home occupation. Where the building is not visible from the nearest public road serving the property, one freestanding sign complying with the foregoing specifications may also be placed near the road.

Staff Finding: Not applicable. The project is not a home occupation.

- c. For other uses consisting of a single business or use on a site in residential zoning district, there shall be no more than one two-faced sign not to exceed thirty-two square feet per side; or alternatively, two signs attached to the building below the roof line, or placed close to the building, with a combined square footage not to exceed thirty-two square feet.

Staff Finding: Noted. The applicable criteria and regulations will apply at the time an application is made to install a sign.

- d. Multi-business sites shall be governed by Chapter 20.40.

Staff Finding: Not applicable. This is not a multi-business site.

4. Conditions and restrictions.

In addition to those standards set forth in this chapter with regard to both general and specific standards which must be met, the approval authority may impose such additional conditions, safeguards and restrictions upon the proposed use as it may deem necessary in the public interest.

Staff response: Conditions are proposed by the primary County review sections and additional conditions may be required by the hearing examiner.

COMPREHENSIVE PLAN:

The subject property is designated as Rural Residential Resource 1/5 (RRR 1/5). The purpose of this chapter is to encourage residential development that maintains the county's rural character; provides opportunities for compatible agricultural, forestry and other rural land uses; is sensitive to the site's physical characteristics; provides greater opportunities for protecting sensitive environmental areas and creating open space corridors; enables efficient road and utility systems; and does not create demands for urban level services.

The proposed use is commercial in nature, but is well screened by the large, forested site and many of the existing structures are spread out across the property. The proposed expansions near Elbow Lake may be more visible from the lake, however there is little or no residential development nearby that would be impacted in terms of views and aesthetics.

AGENCY COMMENTS:

The Environmental Health Division of the Public Health and Social Services Department has reviewed the project for compliance with health codes. However, at the time of writing this staff report, the applicant had not yet provided information necessary for Environmental Health to approve the project. Planning staff expects to have this approval by the time of the public hearing, however if the Environmental Health department has not provided an approval by that time it would be appropriate to deny the requested Special Use Permit.

The Thurston County Public Works Department reviewed the project and approved it with conditions per their memo dated 04/09/25 (Attachment b1).

At the time of writing this staff report, formal comments had not been received from the Squaxin Tribe.

Initially the Nisqually Tribe requested a cultural resource survey. However, after discussions with the applicant and the County, the Tribe determined that it would be sufficient to address cultural resources as future project phases are reviewed and permitted.

No comments were received from the WA Dept. of Ecology.

PUBLIC COMMENT:

No public comments were received.

DEPARTMENT RECOMMENDATION:

Staff finds that the proposed project meets all applicable criteria. Should the Hearing Examiner grant approval of the Preliminary plat, Forest Conversion, and Reasonable Use Exception, the following conditions should be applied to ensure consistency with all applicable regulations and to minimize impacts on critical areas.

Public Works Department Conditions:

ROADS

1. A construction permit shall be acquired from the Thurston County Public Works – Development Review Division prior to any construction.

TRAFFIC CONTROL DEVICES

2. All traffic control devices shall be designed, located, manufactured, and installed in accordance with the Road Standards, Manual of Uniform Traffic Control Devices and applicable WSDOT Standards & Specifications. A sign and striping plan shall be incorporated into the construction drawings for the project. Please contact Thurston County Public Works – Development Review Division Staff to obtain the most current Thurston County guidelines.
3. County forces may remove any traffic control device constructed within the County right-of-way not approved by this division and any liability incurred by the County due to non-conformance by the applicant shall be transferred to the applicant.

DRAINAGE

4. The storm water management system shall conform to the Drainage Design & Erosion Control Manual.
5. All drainage facilities outside of the County right-of-way shall remain private and be maintained by the developer, owner and/or the property owners association.
6. Storm water runoff shall be controlled through all phases of the project by facilities designed to control the quality and quantity of discharges and shall not alter nor impact any existing drainage or other properties.

UTILITIES

7. The proposed water and sewer system shall be designed in accordance with the standards and specification of the respective utility purveyor. All water and sewer plans are subject to review and acceptance by the respective utility purveyor.
8. Proposed utility work within the Thurston County Right of Way shall conform to the Road Standards and Chapter 13.56 Thurston County Code. These standards do not address specific utility design requirements but rather only items such as restoration of the County right of way and traffic control.
 - a. Placement of utilities within the County right of way will require a Franchise Agreement with

Thurston County pursuant to Title 13.56 TCC. This agreement shall be executed with Thurston County prior to final approval.

- b. Please note all utilities placed parallel to and within the pavement structure are required to rebuild a minimum of half the road, to include grinding and replacement of a minimum of 0.20' of asphalt concrete pavement.

TRAFFIC

9. The proposed water and sewer system shall be designed in accordance with the standards and specification of the respective utility purveyor. All water and sewer plans are subject to review and acceptance by the respective utility purveyor.
10. Proposed utility work within the Thurston County Right of Way shall conform to the Road Standards and Chapter 13.56 Thurston County Code. These standards do not address specific utility design requirements but rather only items such as restoration of the County right of way and traffic control.
11. Per Thurston County Resolution 14820, traffic impact fees shall be paid prior to issuing any building permits associated with this project.

GENERAL CONDITIONS

12. No work shall take place until a construction permit has been issued by Thurston County Public Works – Development Review.
13. The proposed grading or site work shall conform to Appendix J of the International Building Code, Title 14.37 of the Thurston County Code and Drainage Design & Erosion Control Manual.
14. When all construction/improvements have been completed, contact the Thurston County Public Works – Development Review at 360-867-2051 for a final inspection.
15. This approval does not relieve the Applicant from compliance with all other local, state and/or federal approvals, permits, and/or laws necessary to conduct the development activity for which this permit is issued. Any additional permits and/or approvals shall be the responsibility of the Applicant. One permit that may be required is a Construction Stormwater Permit from the Washington State Department of Ecology. Information on when a permit is required and the application can be found at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/permit.html>. Any additional permits and/or approvals shall be the responsibility of the Applicant.

PROJECT SPECIFIC CONDITIONS

16. Once the planning department has issued the official approval, submit two complete full-size sets of construction drawings, the final drainage and erosion control report and all applicable checklists along with an electronic copy to Thurston County Public Works – Development Review Section for review and acceptance. The Final Drainage Report shall address all comment in the Stormwater Scoping Report Response dated 4-3-24 which can be found at: <https://weblink.co.thurston.wa.us/dspublic/0/doc/17427158/Page1.aspx>

17. PRIOR to construction, the applicant shall:

- a. Pay outstanding construction review and inspection fees*
- b. Receive erosion and sediment control permit
- c. Have the erosion and sediment control inspected and accepted
- d. Receive a construction permit
- e. Schedule a pre-construction conference with county staff.

*The current fee schedule can be found online at <http://www.co.thurston.wa.us/permitting/fees/fees-home.html> or contact Ruthie Padilla with the Thurston County Public Works – Development Review by phone at 360-867-2050, or by e-mail at ruthie.moyer@co.thurston.wa.us.

PUBLIC WORKS GENERAL INFORMATION

FINAL REVIEW

18. Prior to receiving final approval from this department, the following items shall be required:

- a. Completion of all roads and drainage facilities.
- b. Final inspection and completion of all punch list items.
- c. Record drawings submitted for review and acceptance. The record drawings shall include street names and block numbers approved by Addressing Official.
- d. Receive and accept Engineer’s Construction Inspection Report Form (Appendix I-C, Volume I of the Drainage Design and Erosion Control Manual).
- e. Receive and accept Maintenance Agreement Form (Appendix I-E, Volume I of the Drainage Design and Erosion Control Manual).
- f. Execute an agreement with financial security for the maintenance and operation of the drainage facilities in accordance with Thurston County Code 15.05.040.
- g. Completion of required signing and striping.
- h. Payment of any required permitting fees.

Community Planning & Economic Development Conditions:

19. The project is currently vested to current zoning code (Title 20) and this vesting is valid for 3 years. Beyond 3 years the project shall meet current zoning requirements in effect at the time of application for future building and construction permits.
20. All applicable shoreline (Title 19) and critical area (Title 24) permits and approvals shall be addressed and applied for concurrent with future building, construction and septic permits within critical area and/or shoreline jurisdiction as required by Titles 19 and 24. These may include Reasonable Use Exceptions (RUEs) or Critical Area Review Permits (CARPs) for development within critical areas and/or their buffers as well as Shoreline Permits or other related approvals within shoreline jurisdiction.
21. All applicable building setbacks shall be met per TCC Title 20. Ch. 20.07. – Lot, Yard, Use and Structure Regulations.

22. All applicable building coverage and hard surface limits shall be met for future requested building and construction permits.
23. No individual building shall be larger than thirty-five thousand square feet per TCC 20.54 Table 1, No. 34.3.b.ii.
24. Cultural resources will be evaluated through each individual future building and/or construction permits per comments from the Nisqually Tribe email saying they are ok with looking at cultural resources when we have more specific area of development. Looking at the whole 160 acre plus property for cultural resources is infeasible and won't address site specific development.
25. No individual building shall be larger than thirty-five thousand square feet.
26. Building and/or construction permits shall be submitted and approved prior to construction, grading or other related work.
27. Shoreline Permit applications and critical area applications shall be submitted in the future prior to construction as applicable.
28. For the portion of the site located within jurisdiction of the Shoreline Master Program for the Thurston Region, the total impervious surface shall not exceed 30% of the land area.
29. If the 20-year time span of the Special Use Permit is approved, there shall be no extension of this time limit. If work is not completed or applications not approved prior to the end of the 20-year period a new Special Use Permit shall be required.

Public Health & Social Services Conditions:

Pending receipt of EH approval memo

LIST OF EXHIBITS

EXHIBIT 1	Community Planning and Economic Development Staff Report including the following attachments:
Attachment a	Notice of Public Hearing
Attachment b	Zoning map
Attachment c	Master Applications for Special Use and SEPA Checklist, submitted September 1, 2023
Attachment d	Special Use Permit Application, submitted September 1, 2023
Attachment e	Affidavit of Posting Public Notice Sign dated August 26, 2025
Attachment ee	Photos of posted public notice sign

Attachment f	Site plan set dated May 18, 2023 with attached email from Dan Penrose dated August 17, 2025 clarifying slight changes to these site plans
Attachment g	Site plan received January 15, 2025 showing proposed development adjacent to Elbow Lake (supplemental)
Attachment h	Site plan dated August 8, 2023 titled Cascade Camp South and Cascade Camp North (supplemental)
Attachment i	Site plan dated August 28, 2024 (Cascade Camp Preliminary Site Plan) [supplemental]
Attachment j	Steep slope map received January 15, 2025
Attachment jj	Floodplain map of subject parcel (undated)
Attachment k	Email from Rob Mohrweis dated July 25, 2025, discussing camp history
Attachment l	Email from Dan Penrose dated August 15, 2025, discussing reasons for need of a 20-year Special Use Permit
Attachment m	Email from Dan Penrose dated September 9, 2023 providing numbers of staff and campers based on fairly recent history (pre-Covid)
Attachment n	Special Use Permit Submittal Packet dated August 2023
Attachment o	Site Civil Feasibility packet received September 1, 2023
Attachment p	Appendix 2 – Small Water System Management Program Report By Northwest Water Systems Inc. dated June 2023
Attachment q	Technical Memo by SCJ Alliance to Thurston County Public Works dated April 6, 2023 – Trip Generation and Distribution Memo
Attachment r	Technical Memo by SCJ Alliance – Stormwater Design Options and Criteria dated April 19, 2023
Attachment s	Integrated Pest Management Plan dated August 2023
Attachment t	Letter from the Washington State Department of Health dated April 25, 2024 (Large On-Site Sewage System Operating Permit)
Attachment u	Notice of Application with adjacent property owners list dated September 8, 2023
Attachment v	SEPA Mitigated Determination of Nonsignificance issued on June 18, 2025

Attachment w	SEPA Environmental Checklist received September 1, 2023
Attachment x	Communication Matrix dated April 17, 2024, addressing several items and containing responses from the applicant
Attachment y	Letter from Land Services Northwest dated April 24, 2025, regarding lake fringe wetlands
Attachment z	Cascade Conference Center Capacity Expansion Yelm, WA Wetland and Shoreline Assessment for Special Use Permit Review, prepared for Rob Mohrweis dated July 15, 2024
Attachment a1	2023 Thurston County Critical Area Ordinance (CAO) Prairie Screening Data Sheet
Attachment b1	Approval memo from Arthur Saint, P.E. with TC Public Works dated April 9, 2024
Attachment c1	Email from Brad Beach with the Nisqually Indian Tribe dated July 29, 2025
Attachment d1	Email from Dan Penrose dated July 25, 2025, regarding the Nisqually Indian Tribe request for a cultural resource survey
Attachment e1	Email from Scott McCormick, Assoc. Planner, Thurston County (TC) CPED dated July 28, 2025, regarding TC Environmental Health requirements and approval
Attachment f1	Letter from the WA Dept. of Ecology (ECY) dated July 2, 2025, comments on the project SEPA determination (MDNS)
Attachment g1	Letter from the Nisqually Indian Tribe dated September 25, 2023 (initial request for a cultural resource survey)