



CITY OF
TUMWATER

**HEARING EXAMINER
MEETING AGENDA**

**Online via Zoom and In Person at
Tumwater City Hall, Sunset Room, 555
Israel Rd. SW, Tumwater, WA 98501**

**Wednesday, February 25, 2026
4:00 PM**

The Tumwater Hearing Examiner is an appointed official of the City, and rules upon land use and zoning matters. Within 10 business days of the conclusion of the hearing, the Examiner shall render a decision, including findings and conclusions. Questions on the operation and procedures of the Hearing Examiner may be directed to the Community Development Department at 360-754-4180.

1. Public Hearing

a. Thurston Hindu Temple and Cultural Center – Site Plan Review and Conditional Use Permit

2. Adjourn

Meeting Information

Everyone will be attending remotely. The public is welcome to attend in person, by telephone or online via Zoom.

Attend In Person

Tumwater City Hall, Sunset Room, 555 Israel Rd SW, Tumwater, WA 98501

Watch Online

Go to <http://www.zoom.us/join> and enter the Webinar ID 834 8491 7841 and Passcode 599576.

Listen by Telephone

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 834 8491 7841 and Passcode 599576.

The City of Tumwater Hearing Examiner will hear testimony from interested parties in person, via computer audio or by telephone by registering in advance to provide comment.

Public Comment – Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_vnEFLHnfQpWfzDm8TM1lyg

After registering, you will receive a confirmation email containing information about joining the webinar.

Written comments may be submitted to City of Tumwater, Community Development Department, 555 Israel Road SW, Tumwater, WA 98501, or by email at shunter@ci.tumwater.wa.us or by fax at (360) 754-4138, and must be received by 4:00 p.m. on February 25, 2026.

Post Meeting

Video of this meeting will be recorded and posted on our City Meeting page: <https://tumwater-wa.municodemeetings.com>.

Accommodations

The City of Tumwater takes pride in ensuring that people with disabilities are able to take part in, and benefit from, the range of public programs, services, and activities offered by the City. To request an accommodation or alternate format of communication, please contact the City's ADA Coordinator directly, call (360) 754-4129 or email ADACoordinator@ci.tumwater.wa.us. For vision or hearing impaired services, please contact the Washington State Relay Services at 7-1-1 or 1-(800)-833-6384.

TO: City of Tumwater Hearing Examiner
FROM: Sam Hunter, Associate Planner
DATE: February 25, 2026
SUBJECT: Thurston Hindu Temple and Cultural Center – Site Plan Review and Conditional Use Permit

1) Recommended Action:

Staff recommends approval of the Site Plan Review and Conditional Use Permit subject to the conditions outlined in this staff report.

2) Background:

The applicant requests approvals of Site Plan Review and Conditional Use Permit to establish a church within an existing 1,562 sq ft suite located in the building at 210 Tumwater Blvd. SW, Tumwater, WA 98512.

3) Alternatives:

- Approve Case No's. TUM-25-1198, and TUM-25-1522 with recommended conditions
 - Approve Case No's. TUM-25-1198, and TUM-25-1522 with amended conditions
 - Deny Case No's. TUM-25-1198, and TUM-25-1522
 - Remand Case No's. TUM-25-1198, and TUM-25-1522 to staff for further analysis
-

4) Attachments:

- Exhibit 1. Staff Report, dated February 13, 2026
- Exhibit 2. Conditional Use Permit Application, dated November 14, 2025
- Exhibit 3. Site Plan Amended, dated November 14, 2025
- Exhibit 4. Proposed Floor Plan, dated November 14, 2025
- Exhibit 5. Zoning and Vicinity Map
- Exhibit 6. Notice of Application with Comments, dated December 26, 2025
- Exhibit 7. Notice of Public Hearing, dated February 13, 2026
- Exhibit 8. Parking Analysis, dated November 14, 2025
- Exhibit 9. Public Notice Certification
- Exhibit 10. Maximum Occupancy Letter, dated November 14, 2025
- Exhibit 11. Water & Sewer Availability



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

**CITY OF TUMWATER
 HEARING EXAMINER STAFF REPORT
 Hearing Date: February 25, 2026**

Project Name: Thurston Hindu Temple and Cultural Center – Site Plan Review and Conditional Use Permit

Case Numbers: TUM-25-1198, TUM-25-1522

Applicant: Anil Kumar
 5112 Andrew St SE, Lacey, WA 98503

Type of Action Requested: The applicant is requesting approvals of Site Plan Review (TUM-25-1198), and Conditional Use Permit (TUM-25-1522) to establish a church within an existing 1,562 sq ft suite located in the building at 210 Tumwater Blvd. SW, Tumwater, WA 98512.

Project Location: 210 Tumwater Boulevard SW, Tumwater, WA 98512. The site is in a portion of the SE ¼ of the SE ¼, Section 3, T17N, R2W. Thurston County Tax Parcel No. 82701600300 (Exhibit 5).

Public Notification: Public notice for this February 25, 2026, hearing was mailed to property owners within 300 feet of the subject property, various agencies, and published in The Olympian on February 13, 2026, in conformance with Tumwater Municipal Code (TMC) 14.10.050 (Exhibit 7).

Staff Recommendation: Approval, subject to conditions identified at the end of the staff report.

Staff Planner: Sam Hunter, Associate Planner
 Phone: 360-754-4180
 E-Mail: shunter@ci.tumwater.wa.us

I. BACKGROUND INFORMATION

A. Application and Review Process:

The applicant participated in feasibility and preapplication meetings. The application for a Type III Site Plan Review and Conditional Use Permit was submitted on November 20, 2025. The application was deemed complete on December 15, 2025 (Exhibit 6). Under TMC 2.58.090, Conditional Use Permits fall under the purview of the Hearing Examiner.

B. Existing Conditions:

The structure at 210 Tumwater Boulevard SW is one of several buildings on the same property owned by the Port of Olympia. The site is just west of Capitol Boulevard SW and on the north side of Tumwater Boulevard SW. The subject building, along with the site and other buildings on the property, have been upgraded and brought up to code in the years 2012-2015. Improvements included new parking facilities, stormwater facilities, outdoor lighting, and building upgrades (both interior and exterior). A recent 2025 tenant improvement permit for building 210 split the larger 6,000 sq ft interior into three separate suites.

C. Project Description:

The project involves locating a church within Suite 108 (1,562 sq ft) in an existing 6,000 square foot building at 210 Tumwater Boulevard SW (Exhibits 3 & 4).

II. REGULATORY FRAMEWORK

The proposal is subject to the following policies and regulations:

A. Tumwater Comprehensive Plan:

The project site is in the New Market Neighborhood as designated by the Land Use Element of the City’s Comprehensive Plan. The land use designation for the site is Town Center (TC) (Exhibit 5).

Section 6.C.6. Tumwater Town Center in the Land Use Element of the Comprehensive Plan states:

“The Tumwater Town Center land use designation is intended to provide for a mix of public and privately owned developments that will realize Tumwater’s vision of a new city center. It is envisioned to include state and local government facilities; private commercial developments of office, retail, and service businesses; residential; educational; civic services; support facilities and services, such as childcare; and public assembly facilities and outdoor spaces.”

Section 7.G. New Market Neighborhood section of the Land Use Element of the Comprehensive Plan states:

“In the next 20 years, this neighborhood is expected to become a new downtown core with walkable streets, green belts, mixed use areas, and retail areas. The vision for the neighborhood includes creation of a downtown and community gathering place, a broad mix of uses, clustered development to create a critical mass for public transportation, and continuing responsiveness to regional goals for growth management and environmental protection.”

“Conditions in the neighborhood favor redevelopment, encouraging infill, and high-density residential development.”

“The Olympia Regional Airport has played an ever-increasing role in the development, or lack of development, in the neighborhood. The main runway routes aircraft directly over the south end of the neighborhood, either taking off or landing, depending on the wind conditions. As a result, the noise impacts and safety hazards have made the neighborhood less than ideal for residential use. The land use trend has been away from residential use, especially in the areas closest to the runway.”

Staff Response and Recommended Finding:

The goals stated in the Comprehensive Plan encourage the development of community gathering spaces, infill development, and encourage less residential uses adjacent to the Olympia Regional Airport which is consistent with the proposed development.

This proposal is to change the use to locate a church within an existing building/suite. Impacts to surrounding properties should be minimal as the site is already developed with state offices on the parcel to the north, the Olympia Regional Airport across Tumwater Blvd to the South, and vacant and undeveloped property zoned Town Center to the east and west.

Staff finds that the project is consistent with the Comprehensive Land Use Plan with the proposed conditions.

B. City of Tumwater Economic Development Plan:

Building off the goals and policies in the adopted Strategic Plan, the City adopted the Economic Development Plan to further define the City’s vision related to economic development. Goal 7 of the plan (pg. 88) discusses the Town Center:

“The existing office buildings in the area, many of which house State agencies, will serve as a foundation for efforts to advance the Tumwater Town Center project, whether the established mixed-use vision remains or is modified. This Plan calls for treating these offices as an economic development asset to be retained and expanded upon through the attraction of complementary businesses.”

Staff Response and Recommended Finding:

The building in which the church is proposed to locate, along with several other buildings in the immediate vicinity were all previously used as State office buildings. After the State agencies vacated the buildings, the Port of Olympia invested heavily into the structures and

the site. The work improved the aesthetics and functions of the buildings and site, and several new businesses have moved into these structures. These include a pizza place, day care, karate studio, church, yoga studio, fitness studio, event center, and retail.

Staff finds that the proposed project is consistent with the goals and policies of the Economic Development Plan.

C. Tumwater Transportation Plan:

The Transportation Plan includes language speaking to regional consistency and coordination to address both motorized and non-motorized transportation links and corridor. The plan includes goals and policies for connected streets, to design and construct multimodal, context-sensitive, complete streets and roads, to ensure pedestrian connections, and to meet peak Level of Service (LOS) standards:

Staff Response and Recommended Finding:

Transportation Concurrency was assessed for the overall site with the original development. The proposed use does not exceed the number of trips generated by the original use (offices) and therefore meets the Transportation Concurrency exemption criteria under TMC 15.48.050.

Staff finds that the project is consistent with the Tumwater Transportation Plan.

D. Hearing Examiner, TMC 2.58 and TMC 14.12:

The Hearing Examiner has authority to review Conditional Use Permits (TMC 2.58.090 and TMC 14.12.020.D.4).

Staff Response and Recommended Finding:

Conditional use permits require a public hearing and decision by the Tumwater Hearing Examiner. When separate land use permit applications are consolidated under TMC 14.16.040(B), the final decision and appeal shall be rendered by the highest authority designated for any part of the consolidated applications.

Staff finds that the Conditional Use and Site Plan review should be reviewed by the Hearing Examiner.

E. Public Notice, TMC 14.10 and TMC 14.18:

TMC Chapter 14.10 requires the City to provide public notification of certain application types by issuing a Notice of Application (TMC 14.10.050) and a Notice of Open Record Hearing (TMC 14.18.040).

Staff Response and Recommended Finding:

The applications were deemed complete on December 15, 2025. The Notice of Application was mailed to property owners within 300 feet of the subject property and affected agencies, posted on-site, and published in the Olympian on December 26, 2025 (Exhibit 6).

Comments were received by the Confederated Tribes of the Chehalis Reservation, the Squaxin

Island Tribe, and ORCAA stating that they have no concerns with the proposed project (Exhibit 6).

Public notice for the February 25, 2026, public hearing was mailed to property owners within 300 feet of the subject property and affected agencies, posted on-site, and published in the Olympian on February 13, 2026, in conformance with TMC 14.10.050 (Exhibit 7).

F. State Environmental Policy Act – TMC 16.04:

Pursuant to WAC 197-11-800 and TMC 16.04.055 a project may be exempt from SEPA if it meets the flexible thresholds for categorical exemptions.

Staff Response and Recommended Finding:

The land use decision for the project is a change in use within an existing structure and does not include any expansions to the structure or parking. The project is exempt under WAC 197-11-800(6)(b) as the land use the authorized activities will be conducted within an existing building or facility qualifying for exemption under WAC 197-11-800(1) and (2); and the activities will not change the character of the building or facility in a way that would remove it from an exempt class.

G. Transportation Concurrency:

A project may be exempt from the concurrency test if it meets the criteria under TMC 15.48.050.

Staff Response and Recommended Finding:

Transportation Concurrency was assessed for the overall site with the original development. The proposed use does not exceed the number of trips generated by the original use (offices) and therefore meets the Transportation Concurrency exemption criteria under TMC 15.48.050.

H. Tumwater Zoning Code – TMC Title 18:

1. Town Center (TC) Zone District TMC 18.23 and Aquifer Protection Overlay (AQP) zone district TMC 18.39.

Staff Response and Recommended Finding:

The parcel is located in the Town Center (TC) zone district (Exhibit 5). TMC 18.23 lists churches as a conditional use in the Town Center (TC) zone district.

The intent of the aquifer protection (AQP) overlay zone district is to identify, classify, and protect vulnerable and/or critical aquifer recharge areas within the city and urban growth area.

Churches are permitted as a conditional use in the TC zone district, and not a restricted land use in the aquifer protection (AQP) overlay zone district.

2. Environmental Standards TMC 18.40 – Exterior Illumination:

Staff Response and Recommended Finding:

Artificial light sources are regulated under TMC 18.40.035, which requires exterior site lighting to be directed downward and fully shielded.

Lighting for the building was reviewed and approved as part of the tenant improvement permit TUM-24-0716.

Lighting installed meets the requirements of TMC 18.40.

3. Signs TMC - 18.44:**Staff Response and Recommended Finding:**

Signage is regulated by TMC Chapter 18.44, with specific regulation for the Town Center TC zone district. Signs require separate permits.

4. Parking - TMC 18.50:**Staff Response and Recommended Finding:**

Minimum parking requirements for churches are 6.0 spaces per 1,000 sq ft of assembly area where seats or pews are not provided. The portion of the building proposed to be used for the Church is 1,562 square feet and will require 10 parking stalls.

Existing parking on-site provides 236 parking spaces for the overall development. The applicant has provided documentation demonstrating that the proposed use will not adversely affect on-site parking (Exhibit 8).

5. Conditional Use Permit- TMC 18.56:

TMC 18.56.035 outlines general criteria to be considered when reviewing a proposal categorized as a conditional use in the zoning ordinance. These criteria are as follows:

1. The proposed use shall be in keeping with the goals and policies of the Tumwater comprehensive plan, including subarea plans, and applicable ordinances.
2. The proposed use shall not be materially detrimental to the public health or welfare, the environment, or injurious to the property or improvements near the proposed use or in the zone district in which the subject property is situated. The following shall be considered in making a decision on a conditional use permit:
 - a. The generation of noise, noxious or offensive odors or emissions, light, glare, traffic, surface water or groundwater pollution, electronic interference, impacts to environmentally sensitive areas or protected species, impacts to historic or cultural resources, or other impacts or nuisances that may be injurious to the public health or welfare or to property or improvements in the vicinity of the proposed use or in the district in which the subject property is situated;
 - b. Availability of public services, which may be necessary or desirable for the

- support of the proposed use. These may include, but shall not be limited to, availability of utilities, transportation systems, education, police and fire facilities, and social and health services; and
- c. The adequacy of landscaping and screening consistent with TMC Chapter 18.47, yard setbacks, open spaces, or other development characteristics necessary to mitigate the impact of the proposed use upon neighboring properties;
 3. The proposed use shall meet or exceed the performance standards that are required in the zone district it will occupy, and;
 4. Any additional minimum conditions identified for a particular type of proposed use in TMC 18.56.100 through TMC 18.56.350.

Staff response to these general criteria are as follows:

1. *Staff has reviewed all applicable elements of the City's Comprehensive Plan and finds no inconsistency between the proposed project and the goals and policies outlined in the Plan.*
2. *There are no apparent adverse impacts that will be caused as a result of the project related to noise, odors, light, glare, traffic, electrical interference, critical areas, sensitive species, ground and surface water or historic and cultural resources.*

Adequate water and sewer facilities are available to service the project (Exhibit 11).

3. *The site is already developed and contains existing landscaping and screening. The project does not include any changes to the existing landscaping. Landscaping and screening meet the requirements of TMC 18.47.*

The project is consistent with all applicable performance standards outlined in the Town Center zone district.

4. *See responses below.*

Under TMC 18.56.120 the following specific conditions shall be met to approve the requested Conditional Use Permit:

“Churches” Minimum Conditions.

1. Site must be on or within three hundred feet of an arterial or the intersection of two or more collectors;
2. Plans showing the site layout and the design of the buildings shall be submitted for approval to the hearing examiner. These plans shall demonstrate that the proposed development will be compatible with the appearance and character of the surrounding neighborhood, and that such development will not be unduly

detrimental to surrounding property;

3. Twenty-five-foot setback on front, side, and rear yards, and any additions to an existing structure shall not encroach upon any required yard;
4. Church-sponsored uses located apart from the main building, such as residences, schools, auditoriums, convents, preschool facilities, or other uses similar in nature, shall be considered separate uses and subject to the applicable provisions of this title.

Staff response to these specific criteria are as follows:

1. *The site is located on Tumwater Boulevard which is an arterial.*
2. *No changes to the site layout or the exterior design of the buildings are proposed. Site layout and building plans were submitted for City review in 2012-2015 when the building and property was upgraded in regards to landscaping, stormwater, parking, and lighting. The building located at 210 Tumwater Blvd was upgraded in regard to the façade and exterior lighting in 2025-2026. The development is compatible with the appearance and character of the surrounding neighborhood and will not be unduly detrimental to surrounding property.*
3. *As proposed, the project meets the minimum zoning setbacks outlined in the Town Center zone district as well as the setback requirements of the conditional use (Exhibit 3).*
4. *The church is the only proposed use. No other church sponsored uses located apart from the main building are proposed.*

As conditioned below, and with the approval of a Conditional Use Permit, Staff finds that the project is consistent with the Tumwater Zoning Code (TMC Title 18).

III. RECOMMENDATION

Pursuant to TMC 2.58.110, staff recommends approval of the Site Plan Review, Conditional Use requests described herein with the following conditions:

1. Any signage shall be permitted under separate permits.
2. The maximum number of people allowed to occupy the 1,562 square foot tenant space at any time will be 49. Placards stating “Maximum Occupancy 49” are to be posted in the building on main door of the tenant space.

Submitted on behalf of the Community Development Department by:

Staff Contact: Sam Hunter, Associate Planner
Phone: 360-754-4180

E-Mail: shunter@ci.tumwater.wa.us

Report Issue Date: February 13, 2026

List of Exhibits:

- Exhibit 1 Staff Report dated February 13, 2026
- Exhibit 2 Conditional Use Application dated 11-14-2025
- Exhibit 3 Site Plan dated 11-14-2025
- Exhibit 4 Proposed Floor Plan 11-14-2025
- Exhibit 5 Zoning and Vicinity Map
- Exhibit 6 Notice of Application with Comments 12-26-2025
- Exhibit 7 Notice of Public Hearing 02-13-2026
- Exhibit 8 Parking Analysis 11-14-2025
- Exhibit 9 Public Notice Certifications
- Exhibit 10 Maximum Occupancy Letter 11-14-2025
- Exhibit 11 Water & Sewer Availability 12-15-2025



CITY OF TUMWATER
 555 ISRAEL RD. SW, TUMWATER, WA 98501
 (360) 754-4180
 Email: cdd@ci.tumwater.wa.us

CONDITIONAL USE PERMIT
Application

TUM - 25-	DATE STAMP
1522	11-14-2025
Kerri	
RCVD BY	

Application fee: \$2,090.00

SUBJECT PROPERTY Suite 108

ADDRESS OF PROPERTY (COMPLETE): ~~Space~~ 1 of building 210 Tumwater Blvd SW, Tumwater, WA

PROJECT NAME: Thurston Hindu Temple & Cultural Center

PARCEL NUMBER(S): 99700404904

APPLICANT (please print neatly)

NAME OF APPLICANT: Thurston Hindu Temple & Cultural Center

APPLICANT'S MAILING ADDRESS (COMPLETE): 5112 Andrew ST SE, Lacey, WA 98503

APPLICANT'S TELEPHONE(S): 201-290-9174

APPLICANT'S E-MAIL: kumaranil.us@gmail.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Anil, Arun, Ashish, Assem, Dinesh, Jagat & Suman

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 5112 Andrew ST SE, Lacey, WA 98503

REPRESENTATIVE'S TELEPHONE(S): 201-290-9174

REPRESENTATIVE'S E-MAIL: kumaranil.us@gmail.com

PROPERTY OWNER INCORRECT PROPERTY OWNER - OWNER IS PORT OF OLYMPIA

NAME OF PROPERTY OWNER: Launch Negotiations, LLC c/o Russ Petrusha

OWNER'S MAILING ADDRESS (COMPLETE): 14310 SE Steele St Portland, OR 97236-4059

OWNER'S TELEPHONE(S): (503) 422-5970

OWNER'S E-MAIL: russpet14310@gmail.com

PROJECT DESCRIPTION (attach additional sheets and documentation, as needed)

Start a Hindu Temple and Cultural Center to serve small Hindu community in the ~~area~~ **Suite 108** Space 1 at above subject property address.

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission to any and all employees and representatives of the City of Tumwater and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Anil Arun

Signature of Applicant/Representative

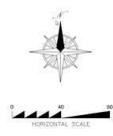
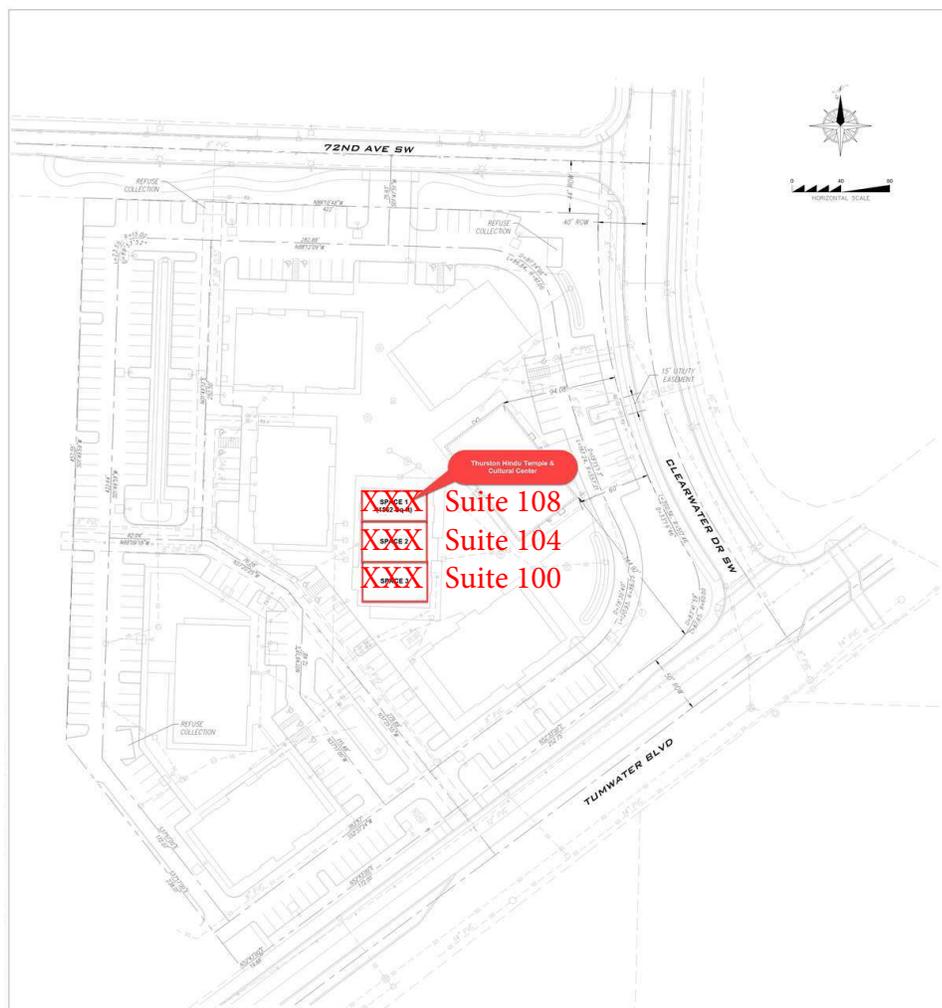
11/14/2025

Date

Please attach the **Conditional Use Permit submittal checklist** to this Application.

SITE PLAN :

210 Tumwater Blvd, Tumwater, WA 98512,
SPACE # 1 (1562 SQ FT)



PROJECT INFORMATION:

SITE ADDRESS:
210 Tumwater Blvd, Tumwater, WA 98512
Space # 1 (1,562 sq ft space)
Parcels #82791600300

PARKING CALCULATION

Total floor space 1562 SQ FT
8 PER 1000 SF (Church) = 9 SPACES

UTILITIES:

SEWER DISTRICT:
TUMWATER PUBLIC UTILITIES
360.354.4442

WATER DISTRICT:
TUMWATER PUBLIC UTILITIES
360.354.4442

STORM:
PORT OF OJ 360.314
360.368.6600

POWER:
FIRST SOUND ENERGY
1.888.225.3773

CABLE/TELEPHONE:
COMCAST
1.800.334.4489

GAS:
FIRST SOUND ENERGY
1.888.225.3773

November 14, 2025

To,
City of Tumwater Community Development
555 Israel Rd SW
Tumwater, WA 98501

RE: PROPOSED PLAN

TUM-25-1198; Thurston Hindu Temple & Cultural Center in existing 1,562 sq
ft space.

210 Tumwater Blvd, Tumwater, WA 98512

Parcels #82701600300; 5.91 acres.

Respected Sir/Madam,

The only improvement in the Space#1 of "210 Tumwater Blvd, Tumwater, WA" will be the addition of the stage, which will have a wall from 3 sides (back, left & right). We will keep deity on the stage for the worship.

Thanks & Best Regards

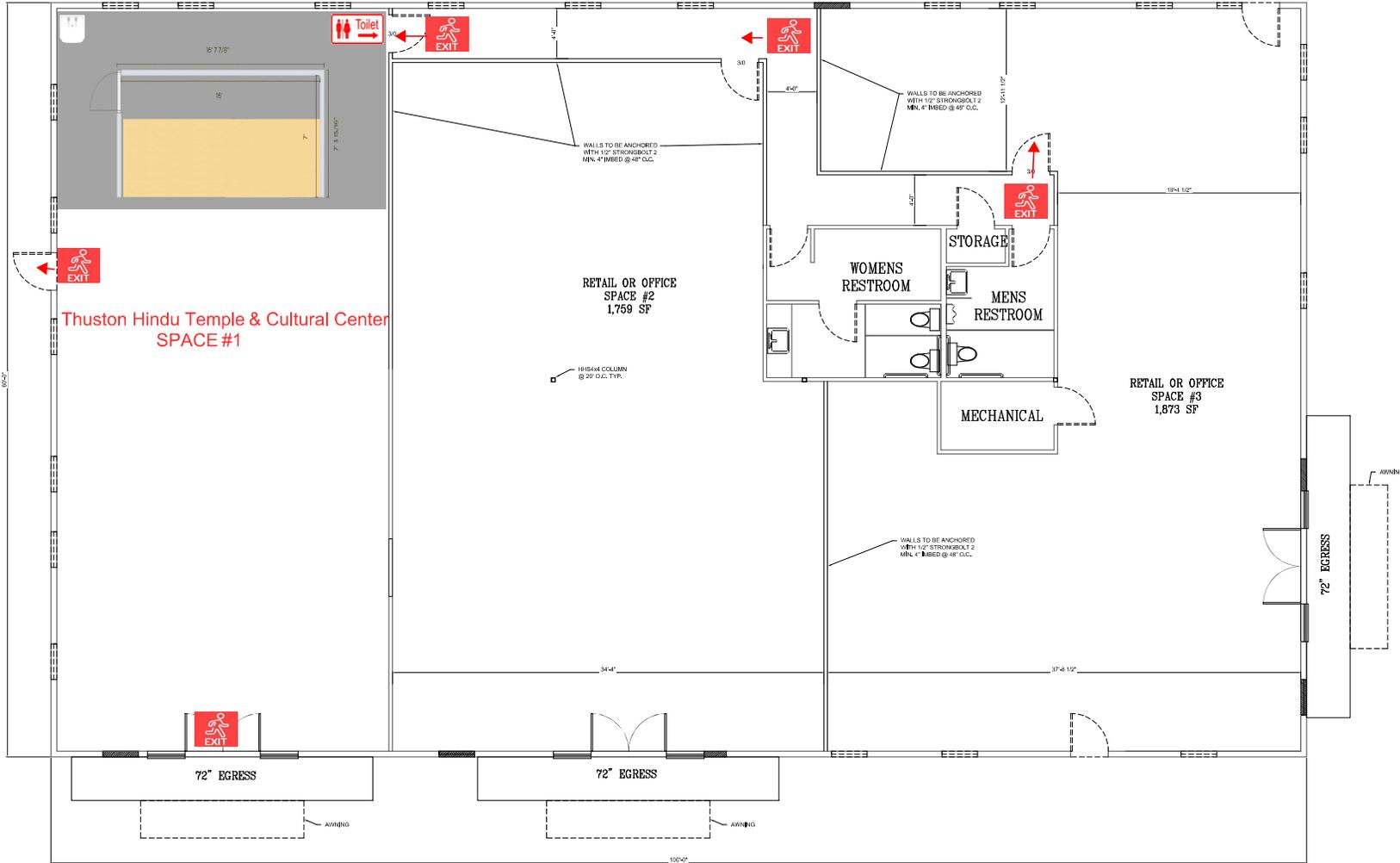

(Thurston Hindu Temple & Cultural Center)

PROPOSED PLAN

210 Tumwater Blvd, Tumwater, WA 98512

~~SPACE #1~~ (1562 SQ FT)

Suite 108



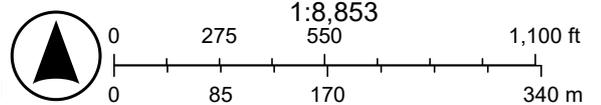
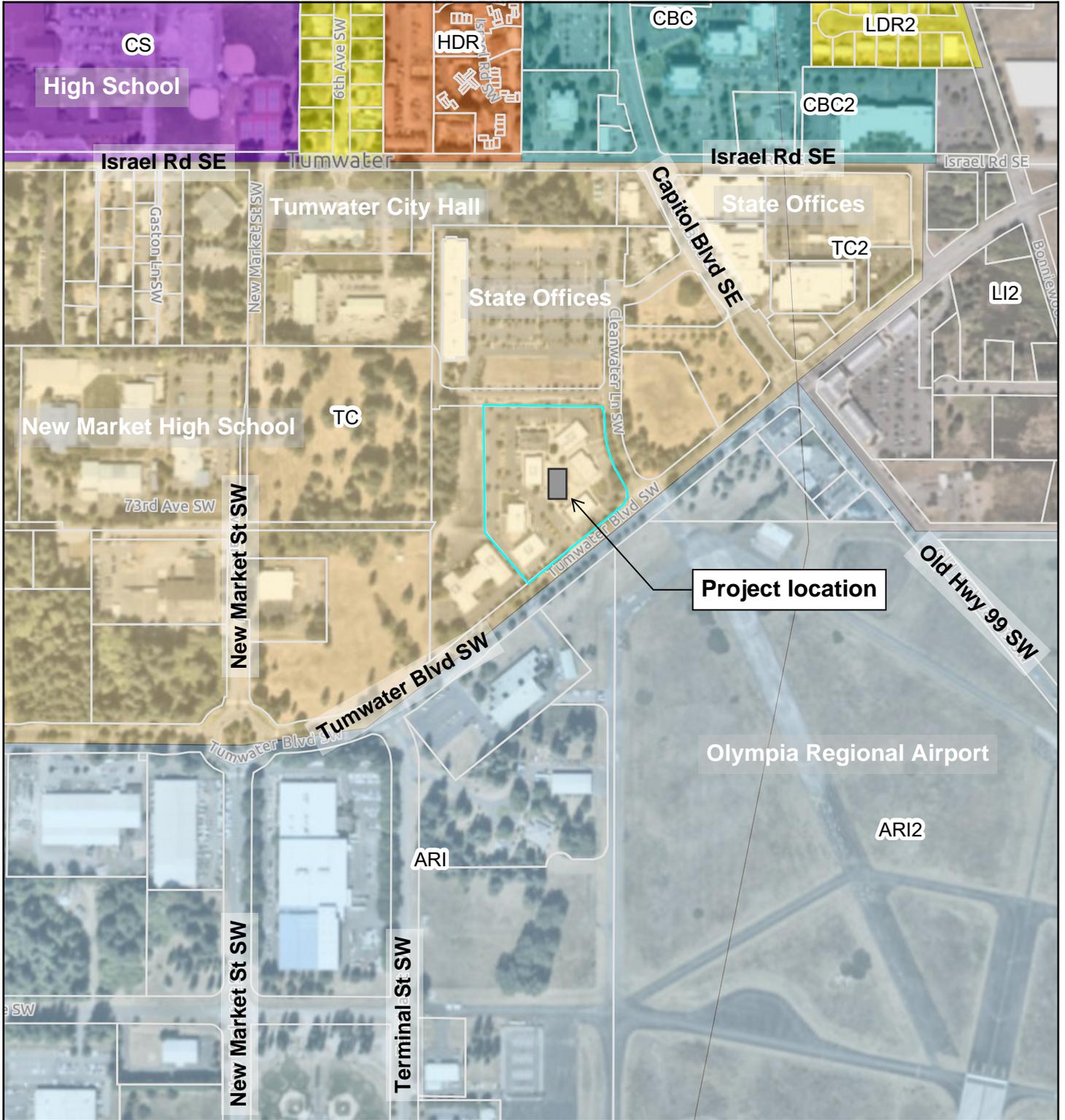
1 PROPOSED INTERIOR WALLS PLAN BUILDING 12
SCALE: 1/4" = 1'-0"

Vicinity and Zoning Map

Thurston Hindu Temple and Cultural Center

Site Plan Review, Conditional Use Permit

TPN 99700404904



Disclaimer: The City of Tumwater does not warrant, guarantee, or accept any liability for accuracy, precision, or completeness of any information shown hereon or for any inferences therefrom.

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

NOTICE OF APPLICATION
Thurston Hindu Temple and Cultural Center
Permit No. TUM-25-1522
December 26, 2025

Proposal: Request to occupy existing 1,562 sq ft commercial space for Hindu temple and cultural center.

Applicant: Anil Kumar, 5112 Andrew St SE, Lacey, WA 98503

Representative: Anil Kumar, 5112 Andrew St SE, Lacey, WA 98503

Location: Clearwater Center, 1,562 sq ft space in Suite 108, located at 210 Tumwater Blvd, Tumwater, WA 98512. Tax Parcel Number 82701600300.

Complete Application: Application submitted: November 20, 2025. Application deemed complete: December 15, 2025.

Project Permit/Approvals: The following permits and approvals may be required: Site Plan Review, Conditional Use Permit, Building Permit Approval, and Sign Permits.

Environmental Documents Relating to the Project: This project is exempt from SEPA 197-11-800 and does not exceed the City's flexible threshold for categorical exemptions listed in TMC 16.04.055.

Determination of Consistency: No determination of consistency with City of Tumwater or State of Washington plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: Tumwater Comprehensive Plan, Tumwater Zoning Code (TMC Title 18), Tumwater Environmental Policy Ordinance (TMC 16.04), Tumwater Design Guidelines, Tumwater Drainage Design and Erosion Control Manual, and the International Building Code.

Public Hearing: A public hearing is required for this project and public notice will take place once the meeting date is scheduled. Property owners receiving this notice will receive the public hearing notice.

Public Comment Period: The 14-day comment period ends at 5:00 p.m. on January 9, 2026. Written comments may be submitted to City of Tumwater Community Development Department, Attn: Sam Hunter, 555 Israel Road SW, Tumwater, WA 98501, or email shunter@ci.tumwater.wa.us.

If you have any questions or would like additional information, please contact Sam Hunter, Associate Planner, at 360-754-4180.

Alex Baruch

From: Brinn Marri <bmarri@chehalistribe.org>
Sent: Friday, January 9, 2026 9:10 AM
To: Alex Baruch
Cc: Sam Hunter
Subject: RE: Notice of Application - Thurston Hindu Temple & Cultural Center Conditional Use Permit - TUM-25-1522

Good morning!

Thank you for sharing this project application! I currently have no comments or concerns regarding the application. Should project information or information regarding potential effects to cultural resources change, my comments/concerns may change. Thank you and have a great Friday!

Brinn Marri, M.A.

Tribal Historic Preservation Officer (THPO)
Confederated Tribes of the Chehalis Reservation
Oakville, WA
Office: (360) 709-1768
bmarri@chehalistribe.org



From: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Sent: Friday, December 26, 2025 8:59 AM
Subject: Notice of Application - Thurston Hindu Temple & Cultural Center Conditional Use Permit - TUM-25-1522

The Notice of Application for, Thurston Hindu Temple & Cultural Center Conditional Use Permit- TUM-25-1522 is ready to view [HERE](#). If you have any questions or would like additional information, please contact Sam Hunter at 360-754-4180 or shunter@ci.tumwater.wa.us.

Alex Baruch | he/him
Senior Planner, Community Development
City of Tumwater
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180 | ABaruch@ci.tumwater.wa.us
www.ci.tumwater.wa.us

Alex Baruch

From: Shaun Dinubilo <sdinubilo@squaxin.us>
Sent: Wednesday, January 7, 2026 1:20 PM
To: Alex Baruch
Subject: RE: Notice of Application - Thurston Hindu Temple & Cultural Center Conditional Use Permit TUM-25-1522

Hello Alex,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project (NOA) for our review and comment. We have no specific cultural resource concerns for this project. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. We also strongly recommend that the applicant and contractors have a copy of the Inadvertent Discovery Plan (IDP) on the project site at all times. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's CRD Archaeologist, Shaun Dinubilo via email at sdinubilo@squaxin.us.



Shaun Dinubilo
 Archaeologist
 FAA Certified (Section 107) sUAS Remote Pilot
 Cultural Resource Department
 Squaxin Island Tribe
 200 S.E. Billy Frank Jr. Way
 Shelton, WA 98584
 Phone: 360-432-3998
 Email: sdinubilo@squaxin.us
 Office Hours: 7:30 am to 4:00 pm

Email is my preferred method of communication.

As per 43 CFR 7.18[a][1] of the Archaeological Resource Protection Act, Section 304 of the National Historic Preservation Act, and RCW 42.56.300 of the Washington State Public Records Act- Archaeological Sites, all information concerning the location, character, and ownership of any cultural resource is exempt from public disclosure.

From: Rhonda Foster <rfoster@squaxin.us>
Sent: Monday, December 29, 2025 12:03 PM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>; Shaun Dinubilo <sdinubilo@squaxin.us>
Cc: Rhonda Foster <rfoster@squaxin.us>
Subject: Re: Notice of Application - Thurston Hindu Temple & Cultural Center Conditional Use Permit - TUM-25-1522

Our archaeologist, Shaun Dinubilo reviews and comments on all projects for the Cultural Resources Department at the Squaxin Island Tribe. Please send all project review requests to Shaun and myself in the future. I am forwarding this to him now.

Thank you



Rhonda Foster

CR Director, THPO

CR Department

Squaxin Island Tribe

200 S.E. Billy Frank Jr. Way

Shelton, WA 98584

D 360-432-3850

rfoster@squaxin.us

Email is my preferred method of communication

As per 43 CFR 7.18([a][1]) of the Archaeological Resource Protection Act, Section 304 of the National Historic Preservation Act, and RCW 42.56.300 of the Washington State Public Records Act- Archaeological Sites: all information concerning the location, character, and ownership of any cultural resource must be withheld from public disclosure.

From: Alex Baruch <ABaruch@ci.tumwater.wa.us>

Sent: Friday, December 26, 2025 8:58 AM

Subject: Notice of Application - Thurston Hindu Temple & Cultural Center Conditional Use Permit - TUM-25-1522

The Notice of Application for, Thurston Hindu Temple & Cultural Center Conditional Use Permit- TUM-25-1522 is ready to view [HERE](#). If you have any questions or would like additional information, please contact Sam Hunter at 360-754-4180 or shunter@ci.tumwater.wa.us.

Alex Baruch | he/him

Senior Planner, Community Development

City of Tumwater

555 Israel Rd SW | Tumwater, WA 98501

(360) 754-4180 | ABaruch@ci.tumwater.wa.us

www.ci.tumwater.wa.us

From: SEPA <SEPA@orcaa.org>
Sent: Wednesday, January 7, 2026 1:45 PM
To: Sam Hunter
Subject: ORCAA Comments on Notice of Application - Tumwater NG Vehicle Maintenance Shop - TUM-25-0974
Attachments: [Focus Sheet - Completing the NOC Process_FINAL_11-03-2022.pdf](#); [Focus Sheet - When is an NOC Required_FINAL_11-03-2022.pdf](#); [Potential-Source-categories.pdf](#)
Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon,

ORCAA reviewed the Notice of Application for the Tumwater NG Vehicle Maintenance Shop and has the following comments for the applicant:

In general, ORCAA's approval is required before constructing an air pollution source. If you are unsure about whether a permit from ORCAA is required for this proposal, please contact our office at 360-539-7610 for assistance. Attached are two focus sheets which broadly cover when a permit from ORCAA is required, and what the process looks like once ORCAA receives a permit application and one focus sheet with common sources of air pollution. Additional information is provided below if construction or demolition/renovation is planned for the project.

Construction

For construction projects please refer to this guide for handling fugitive dust from construction projects: <https://wsdot.wa.gov/sites/default/files/2024-09/Handling-FugitiveDust-%20from-ConstructionProjects-Guide.pdf>

Demolition/Renovation

ORCAA regulations require an asbestos survey for all demolition projects. Demolition projects by definition also include renovations performed to load-bearing structural members on the current building as part of a remodel. Prior to any demolition project, the following must be completed:

- A good faith asbestos survey must be conducted on the structure by a certified Asbestos Hazardous Emergency Response Act (AHERA) building inspector;
- If asbestos is found during the survey, an Asbestos Notification must be submitted to ORCAA and mandatory wait times must pass before the asbestos containing material is properly removed. This occurs prior to the demolition; and,

- If the structure is 120 sq. ft. or greater, an ORCAA Demolition Notification must be submitted regardless of the results of the asbestos survey. There is a mandatory 14-day waiting period after ORCAA receives notification, so we recommend the applicant complete the Demolition Notification promptly after receiving the survey.

**These requirements are specific to ORCAA and are not synonymous with any city or county permitting jurisdiction requirements*

Helpful Links:

- A list of certified asbestos contractors is available at <https://www.orcaa.org/asbestos-demolition/asbestos-service-providers/>
- The Demolition Notification form is available at <https://www.orcaa.org/asbestos-demolition/asbestos-forms-resources/demolition-notification-form/>
- If applicable, the Contractor Asbestos Removal Application is available at <https://www.orcaa.org/asbestos-demolition/asbestos-forms-resources/demolition-notification-form/>

If you have any questions or concerns regarding the process, please contact Rob Wyland at robert.wyland@orcaa.org or by calling our main office at 360-539-7610.

Thank you for your time and the opportunity to comment.

Best Regards,

Abi Roberts, Engineer I

+++++

Olympic Region Clean Air Agency

2940 Limited Lane NW Olympia, WA 98502 Office – (360) 539-7610

www.orcaa.org

Please take notice that any records or communications with ORCAA are subject to public disclosure under the Public Records Act (RCW 42.56) unless exempt under applicable law.

Please consider the environment before printing this email.



City of Tumwater
 Notice of Public Hearing
 Hearing Examiner –
 TUM-25-1522

Thurston Cultural Center and Hindu Temple

Notice is hereby given that the Tumwater Hearing Examiner will hold a public hearing at or about 4:00 p.m., on Wednesday, February 25, 2026, for the purpose of considering a development proposal to establish a church within an existing 1,562 sq ft suite located in the building located at 210 Tumwater Blvd. SW, Tumwater, WA 98512. The development consists of interior work and does not propose any changes to the overall site or exterior structure. The public hearing will be held remotely online via Zoom and in person at Tumwater City Hall, 555 Israel Rd. SW, Tumwater, WA 98501.

The public is invited to attend this public hearing remotely or in person to provide comments on the application.

Public Comment – In Person:
 Tumwater City Hall
 555 Israel Road SW
 Tumwater, WA 98501

Public Comment via Zoom - Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_vnEFLHnfQpWfzDm8TM1lyg

Public Comment – via email:

Prior to the meeting, send an email to: shunter@ci.tumwater.wa.us no later than 12:00 p.m. on Wednesday, February 25, 2026.

For more information, contact Community Development, (360) 754-4180 or email shunter@ci.tumwater.wa.us.

City of Tumwater
 Sam Hunter, Associate Planner

Published: February 13, 2026
 Posted: February 13, 2026

Tumwater City Hall
 555 Israel Road SW
 Tumwater WA 98501

www.ci.tumwater.wa.us

November 14, 2024

To,
City of Tumwater,
555 Israel Road SW, Tumwater

RE: Site plan with parking info for all uses on lot
TUM-25-1198; Thurston Hindu Temple & Cultural Center in existing 1,562 sq
ft space.
210 Tumwater Blvd, Tumwater, WA 98512
Parcels #82701600300; 5.91 acres.

Respected Sir/Madam,

Please find below the Site plan with parking info for all uses on lot. As city is aware, Thurston Hindu Temple & Cultural Center(THTCC) is leasing the “space 1” of the 210 Tumwater Blvd, Tumwater, WA 98512. Total area of the “space 1” is 1562 sq ft and we anticipate to use 9 parking space during allowed maximum occupancy of 49.

Based on city requirement, churches can use 6 parking space per 1000 sq ft of area. Total area of the space1 is 1562 sq ft which allows us to use at least 9 parking space. Considering the fact that total parking space in parcel 236, there will enough parking for all business in the parcel. Please refer below the parking space data provided by city.

- (A) Total Parking spots in the parcel: 236**
- (B) Total Approved parking space by City: 177** (Refer Chart - 1)
- (C) Suggested parking for the THTCC: 9** (6 parking spot per 1000 sq ft)
- (D) Parking available for new businesses: 50**

Chart - 1

	Business Name	Approved parking space
1	Event Center	33
2	Church	36
3	Scribbles & Giggles	18
4	Domino Pizza	18
5	US martial Arts Center & Firefly Yoga	21
6	Washington petrol	21
7	Sound Direct Medicine	30
	Total used by business(B):	177

THTCC will be open only for 2 hours in the morning(8-10am) and 2 hours in the evening(6-8pm). Devotees come on their own time during these hours to do prayer. Due to limited numbers of

Hindu families living in the area it is very unlikely that more than 5 families will be at the temple on the given time.

Based on the city data and calculation, there will be 50 parking spots will be still available for the upcoming business and there will be no congestion or burden on parking lot in the parcel for the businesses. We are happy to use any available street parking if necessary.

Thanks

-Anil Kumar



(Thurston Hindu Temple & Cultural Center)



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

CERTIFICATION OF PUBLIC NOTICE

I, Sam Hunter, Associate Planner for the City of Tumwater hereby certify that public notice for Project #'s TUM-25-1198 and TUM-25-1522; Thurston Hindu Temple and Cultural Center was given as follows:

APPLICATION

Notice of Application Published in Olympian:	December 26, 2025
Notice of Application Uploaded to Website:	December 26, 2025
Notice of Application Mailed:	December 26, 2025
Notice of Application Posted:	December 26, 2025
Posting Locations:	One sign facing Tumwater Blvd.

Environmental Determination Published:	XXXXXX
Environmental Determination Uploaded to Website:	XXXXXX
Environmental Determination Mailed:	XXXXXX
Environmental Determination Posted:	XXXXXX
Posting Locations:	One sign facing Tumwater Blvd.

HEARING

Notice of Public Hearing Published:	February 13, 2026
Notice of Public Hearing Uploaded to Website:	February 13, 2026
Notice of Public Hearing Mailed:	February 12, 2026
Notice of Public Hearing Posted:	February 11, 2026
Posting Locations:	One sign facing Tumwater Blvd.

The above is an accurate accounting of the public notice provided for the project.

Sam Hunter, Associate Planner	February 13, 2026
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NAME, TITLE

Date

November 14, 2025

To,
Al Christensen, CBO
Building & Fire Safety Official
City of Tumwater Community Development
555 Israel RD SW
Tumwater, WA 98501

RE: **Maximum Occupancy for Thurston Hindu Temple & Cultural Center (Suite 108)**
TUM-25-1198; Thurston Hindu Temple & Cultural Center in existing 1,562 sq
ft space.
210 Tumwater Blvd, Tumwater, WA 98512
Parcels #82701600300; 5.91 acres.

The Board of Directors for Thurston Hindu Temple & Cultural Center hereby agrees to adhere to the maximum occupancy for the building listed above. The maximum number of people we will allow to occupy our 1560 sq ft building at any time will be 49. We will have placards posted "Maximum Occupancy 49" in all areas required by the City of Tumwater. The Board of Directors will ensure this building space will only be used in such a way that it will not create a problem with adhering to this mandate. When our congregation grows to a size that could exceed this number of people, we will at that time address the issue with the City of Tumwater Community Development to assess the changes needing to be done to our building to allow the occupancy of more people.

Thanks, & best regards



(Thurston Hindu Temple & Cultural Center)



December 15, 2025

Russ Petrusha
14310 SE Steele St
Portland, OR 97236-4059

RE: Water Availability – Parcel # 82701600300

Sent via email to Russ Petrusha russpet14310@gmail.com and Anil Kumar ANILESHA@YAHOO.COM

Dear Russ Petrusha,

The City of Tumwater, WA PWSID #89700Q, is pleased to accommodate your request for water and sewer connection and service to the above parcel sited 210 Tumwater Blvd SW. The parcel is zoned Town Center. The requested services can be accommodated by the City under the following conditions:

1. Sewer and water extensions to serve the development will be per the City of Tumwater's comprehensive plans.
2. Easements necessary for utility maintenance shall be dedicated to the City of Tumwater in advance of making the physical connection to the water and sewer systems.
3. All connection/latecomer fees, if any, are due at time of building permit issuance or subdivision occurs.
4. Existing water wells or septic systems, if any, will be legally decommissioned.
5. Follow and comply with all standard city requirements.

This letter serves as the City's Certificate of Water and Sewer Availability for the proposed Hindu temple with 20-30 visitors daily, seven days a week, for domestic water and sewer uses. The project has been approved for **1.0 Water ERUs and 1.0 Wastewater ERUs**, per TMC 13.08 and TMC 13.04. If additional consumptive needs for the project are identified, please notify us as soon as possible.

This agreement will expire 180 days after the date shown above. This agreement will remain valid for the duration of permit approval coverage, including extensions. Additional information may be required to accurately determine wastewater connection fees. If you have further questions, please contact Jared Crews at 360-754-4140.

Warm regards,



Carrie Gillum
Senior Water Resources Specialist

cc: Dan Smith, Water Resources & Sustainability Director
Jared Crews, Engineer II
Community Development Department