



COMMUNICATION MATRIX

Project Number: 2023101169
Project Name: NW Green Construction Inc RUE
Subject property: 13401 Marksman St SW, Olympia

Date: July 11, 2023
Tax Parcel: 13609120100

**THURSTON COUNTY
RECEIVED
OCT 20 2023**

BUILDING DEVELOPMENT CENTER

Directions:

- Each department's reviewer comments are summarized within their own section below.
- Use the APPLICANT RESPONSE column on the far right column of the matrix to provide the following:
 - A complete and clear response to each comment. Avoid writing "noted, or acknowledged" without providing an explanation.
 - When applicable, include reference to a page number and/or where an item can be found on the map or in a submittal document.
- The reviewer's contact information can be found in the green heading above the comment. Please contact the reviewer directly for questions related to a specific comment.
- After **all** items outlined in the matrix have been addressed:
 1. Submit all requested items and copies to the Building Development Center. Incomplete submittals will not be accepted
 2. Include one (1) copy of this Communication Matrix with your Applicant Response column completed

Additional Information

- All requested information and number of copies must be submitted as one submittal within 180 days from the date of this matrix or the application will lapse.
- An extension of time may be requested in writing prior to the expiration.
- Additional information may be requested through further review of the project

Department: Community Planning and Economic Development (CPED)

Reviewer: Heather Tschackofsky, Associate Planner/Biologist heather.tschackofsky@co.thurston.wa.us 360-786-5553

ITEM	REVISION / NOTE / COMMENT	DETAILS	APPLICANT RESPONSE
1) HCP review- Oregon spotted frog screening layer	HCP application required	An HCP Review Application is required for your project. The HCP Review application fee is \$216. Thurston County has begun the implementation of its federally approved Habitat Conservation Plan (HCP). For development in HCP habitats, mitigation may be required. Applicants using the county's HCP for mitigation would also pay a separate mitigation fee before permits for site development are issued. The mitigation fee is based upon the amount of your development area and property location.	The HCP Application has been filled out and submitted. Per email from Heather Tschackofsky (8/28/23), the stream does not meet criteria for OSF habitat. No further analysis of OSF habitat is required.

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		<p>The HCP Review application is used to confirm if mitigation is required, establish the mitigation fee amount, and document minimization using a Best Management Practices checklist.</p> <p>Further information regarding the HCP process can be found online here: https://www.thurstoncountywa.gov/planning/HCP/Pages/default.aspx</p> <p>The following HCP habitats are mapped for this parcel: <u>Oregon Spotted Frog</u> Thurston County mapping indicates the subject property is located within an Oregon Spotted Frog (OSF) Screen arealayer. OSF is a critical species protected under the Thurston County Habitat Conservation Plan (HCP) Chapter 17.40.</p>	
2) Prairie review/rare plants	Additional review required	<p>- A prairie review was completed by consultant in 2022. County staff visited the property in spring 2023 to confirm the results of the prairie review. However, there are several plant species mapped as rare plant species on this parcel via DNR Natural Heritage mapping, some of which appear to potentially be on site- Maritime reindeer lichen, White top aster, and Cup lichen. Please review the DNR rare plants WHNP website for further information. Impacts to these species may require alternative mitigation measures for the proposal. Please provide additional prairie review of the proposed impact area, to determine if these species are present on site/within the development footprint. Please demonstrate how RUE criteria TCC 24.45.030(G) is met if these species are documented on site.</p>	<p>Prairie study from WFE was incorporated into the Critical Area Report.</p> <p>Lichen is mapped on the site. The curator of lichens at the UW Herbarium (Dr. Glew) was consulted on this project. Seven samples of lichen from the home footprint were sent for analysis. Both maritime reindeer and cup lichen were confirmed on the property. A mitigation plan is provided to mitigate unavoidable impacts. The lichen occur throughout the property and on the Mina Mounds Reserve Natural Area.</p>
3) Critical area report dated March 15, 2023	Revisions required	<p>- The report misidentifies the stream on site, which is a mapped Type F stream per DNR mapping and is greater than 5 feet wide. The required riparian habitat area is 200 feet for this stream type, per TCC 24.25.020. The stream on site does not meet the criteria for an "other" stream. During an April 2023 site visit by County staff, for OSF screening, the stream was confirmed to run through the culvert under Bordeaux road, continuing south under Barbouliat Road during high</p>	<p>We initially followed the stream channel south past Barbouliat Road during high flow and found it ended in the prairie with no connection to other waters. We did not have access to these properties and could only assess via the road network. Further examination of this channel with Thurston County planning staff determined that the stream may be connected by wetlands downstream of Bordeaux</p>

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		flow conditions.	Road to Mlima Creek. The buffer from this stream falls within protected habitat that will not be disturbed by the project.
4) Culvert	Removal required	- The existing unpermitted corrugated metal culvert sitting inside the Type F stream requires removal. This may be included as a part of the site mitigation plan.	The designation in the report was changed to a Type F stream (5-20 feet width) requiring a 200 foot buffer plus 50 foot riparian management zone.
5) Proposed impact area	Additional information required	- The proposal indicates an impact area of 34,000 square feet. Please demonstrate how this size of impact meets Reasonable Use criteria per TCC 24.45.030, in particular how this meets criteria B, D, and E in particular. Mitigation sequencing would prioritize avoidance first, and minimization of impacts second.	Removal of the culvert is proposed in the mitigation plan. Removal will occur during the driest part of the year to minimize impacts to stream habitat.
6) Forest practice permit	Additional information required	- Please clarify whether the prior submitted Forest Conversion permit is still proposed. This prior permit appears to be in conflict with the current RUE. Please submit a withdrawal and refund request if the Forest Conversion is no longer proposed, and notify staff of the intent for the prior submitted Forest Conversion permit.	The 34,000 sq ft area was a general location showing the most disturbed ground on the property. The landowner has developed a site plan to quantify the exact area of impact and demonstrate minimization of impacts to mima mounds and native prairie vegetation. Please see the site plan for details. RUE criteria are addressed in detail in the report.
Department: Thurston County Assessor Office			
Reviewer:			
ITEM	REVISION / NOTE / COMMENT	DETAILS	APPLICANT RESPONSE
1)			
Public Comments:			
ITEM	REVISION / NOTE / COMMENT	DETAILS	APPLICANT RESPONSE

Thurston County Community Planning and Economic Development (CPED)

3000 Pacific Ave SE, Suite 100, Olympia, Washington 98501 (360) 786-5490/FAX (360) 754-2939

TTY/TTDD call 711 or 1-800-833-6388 Website: www.co.thurston.wa.us/permitting

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1) Public comment	Additional information requested	- Please review the public comments that were submitted for the associated Forest Conversion permit, and relevant attachments. Please respond accordingly, as it pertains to the current RUE review, and/or continuation of the Forest Conversion review: https://weblink.co.thurston.wa.us/dspublic/0/doc/16230887/Page1.aspx https://weblink.co.thurston.wa.us/dspublic/0/doc/16234839/Page1.aspx https://weblink.co.thurston.wa.us/dspublic/0/doc/16234843/Page1.aspx	See attached – changes to SEPA document were made. Comments from David and Christi Riggs Thank you for reviewing the application. The SEPA checklist has been withdrawn since we have gained clarity on the critical areas on site and how the property may be used. A RUE application has been submitted for a home site near Marksman Street. The property is zoned for residential use and the landowners are working through the process to minimize impacts to stream, Garry oak, mima mounds and prairie habitat while still maintaining the intended use of the property. The remainder of the property will not be harvested or developed. The current proposal now includes no modifications to the stream, unless mitigation plan to remove culvert previously installed by others is approved.
			<p>Comments from Tammi Baker (10/23/22) Thank you for taking the time to comment. The landowners have changed the proposal to minimize impacts on mima mound and prairie habitat. The property is zoned for residential use and the most disturbed site on the property (near Marksman Street) has been identified as the least impactful location. The remainder of the mima mound prairie will not be developed and is set aside in a protected area. The stream will be protected and a culvert installed by others will be removed as part of a mitigation plan. The forest west of the stream will not be harvested.</p> <p>Comments from Alex Hickman (11/2/22)</p>

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		Thank you for your comments. As you mention, the more disturbed site near Marksman Street has been proposed as the home site. The site plan has been edited to allow residential use of the property while minimizing impact on the mima mounds, prairie, stream, and Oak woodland.
Outside Agencies Contact information included below		
1) Dept of Ecology		
2) Nisqually tribe	Comments submitted	- Please see comment letter dated 4/6/23 from the Nisqually Indian Tribe: https://weblink.co.thurston.wa.us/dspublic/0/doc/16443443/Page1.aspx
3) Squaxin tribe	Comments submitted	- Please see comment email dated 4/12/23 from the Squaxin Island Tribe: https://weblink.co.thurston.wa.us/dspublic/0/doc/16456175/Page1.aspx

PUBLIC HEALTH COMMENT TABLE GOES HERE

PROJECT NAME: NW Green Construction Reasonable Use Exception (RUE)

PROJECT NUMBER: 2023101169

PUBLIC HEALTH CONTACT: Kyle Overton | kyle.overton@co.thurston.wa.us | 360.867.2654

ITEM	REVISION / NOTE / COMMENT	DETAILS	APPLICANT RESPONSE:
1) Septic System Location	Request for Clarification	To ensure the site can support an on-site sewage system, Environmental Health recommends the applicant obtain an on-site sewage system permit approval prior to moving forward with the Reasonable Use Exception (RUE). If the applicant chooses to move forward with the RUE prior to obtaining approval of the on-site sewage system, it should be noted the RUE in no way represents approval of the proposed on-site sewage system as shown on the site plan, or suitability of the site to support an on-site sewage system. The applicant must clarify how they wish to proceed.	A septic plan was designed and plan is provided.

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