

Community Planning & Economic Development

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Supplemental Application

REASONABLE USE EXCEPTION (RUE)

STAFF USE ONLY	DATE STAMP
<p style="text-align: center; font-size: 2em; color: lightgray;">LABEL</p> <p style="text-align: center;">PLEASE NOTE: ALL APPLICATIONS AND SITE PLANS MUST BE COMPLETED IN BLACK OR BLUE INK <u>ONLY</u></p>	
	Intake by: _____

This application cannot be submitted alone. In addition to this form, a complete package includes:

Applicant Use	SUBMITTAL CHECKLIST	Staff Use Only
<input checked="" type="checkbox"/>	Master application.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Applicable processing fees. <i>Refer to current fee schedules. Depending on the adopted fee structure, additional fees may occur if base hours/fees at intake are exhausted.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One site plan on 8.5" x 11" or 11" x 17" sheet, drawn to a standard engineer scale.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Supplement and site plan requirement checklist.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Special reports (may include wetland delineation, geotechnical report, mitigation plan, or other). <i>Submittal of special reports must include original paper documents and electronic .pdf files.</i>	<input type="checkbox"/>

ON A SEPARATE SHEET

Provide a Thorough Description of the Proposed Project. The project description must be legible and include everything existing and proposed on the property. Be specific as to the parcel size, the use and activities proposed to occur on-site, the type of critical area, and the specific allowance or reduction being requested.

Please See ATTACH Narrative Summary

Answer the following questions to the best of your knowledge. Provide more detail on a separate sheet if necessary.

1. Is there any reasonable use of your property that would be allowed other than the current proposal?
☒ YES ☐ NO Explain:

2. Is there any reasonable use of your property, other than your current proposal, that would have less impact on the critical area or buffer in question? ☐ YES ☒ NO Explain:

3. Would your proposed use result in any damage to nearby properties? ☐ YES ☒ NO Explain :

4. Would the proposed use pose a threat to public health, safety, or welfare on or off the property?
☐ YES ☒ NO Explain :

5. In what way would your proposal require alteration of critical areas or buffers? Explain:

The property is encumbered with slopes, critical areas, and there Respectively Buffers, Approval of RUE with mitigation is the only viable option for proposed plan. A 3,500 SF buildable area allowable in the critical area Buffer

6. Is the proposed alteration of critical areas or buffers the minimum necessary in order to accommodate your proposal? ☒ YES ☐ NO Explain:

7. Describe how your proposed project will ensure no net loss of critical area functions and values.

There is a Approved critical area Report Submitted

8. Have you subdivided the property or adjusted its boundary since February 1, 1994? ☐ YES ☒ NO
If yes, has the subdivision or boundary line adjustment resulted in the need for this RUE? ☐ YES ☐ NO

Explain

REASONABLE USE EXCEPTION SUPPLEMENTAL AND SITE PLAN REQUIREMENT CHECKLIST

This application shall contain and/or address the following in a clear, accurate and intelligible form. Submit this checklist with your application. Check the box for each item addressed. Provide an explanation for any unchecked item.

Applicant Use		Staff Use Only
	1. The project site must be identified in the field by posting an identification sign visible from the access road. Signs and flags are provided by the Community Planning & Economic Development Department and will be provided to the applicant at the time of application.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2. Detailed description of the project. Refer to page one of the application.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3. Submit one 8.5" x 11" or 11" x 17" site plan, drawn to a standard engineer scale, which includes the following:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	a. A north arrow, map scale, date and directions to the site	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. Property line boundaries and dimensions for <u>all</u> property lines.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c. The location of all existing and proposed structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, and storage tanks.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d. Description of proposed grading including a written estimate of both cut and fill quantities in cubic yards and a separate map showing the location of cut and fill areas.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	e. All means, existing and proposed vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	f. The location of all existing and proposed easements.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	g. The location of all existing public and on-site utility structures and lines, such as on-site septic tanks, drainfield and reserve areas, water lines, wells and springs.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	h. Vicinity sketch, at a scale of not less than three (3) inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	i. Location of critical areas or buffers affecting the site, both on-site and on adjacent properties, including but not limited to shorelines, wetlands, streams, high groundwater, steep slopes and special habitats.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	j. The square footage of existing and proposed impervious surfaces. Impervious surfaces means pavement (compacted gravel, asphalt and concrete), roofs, revetments, or any other human-made surface which substantially impedes the infiltration of precipitation and other surface water that had entered the soils under natural conditions prior to development.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	k. All existing vegetation to remain and all proposed landscaping, including location and type.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	l. Setback distance measurements from all property lines (or road access easements) to all existing and proposed buildings.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	4. Special reports (may include wetland delineation, geotechnical report, mitigation plan, or other). <i>Submittal of special reports must include original paper documents and electronic .pdf files.</i>	