

NARRATIVE SUMMARY

Project Name: Pryor RUE

Project # 2022101893 (22 105051 XI)

Site Address: 2725 137th Lane SW, Tenino WA 98589

Tax Parcel 12609130100

Community Planning and Economic Development Contact: Sharon Lumbantobing

I Steve Pryor (Applicant) am requesting approval of Reasonable Use Exception (RUE)

To construct a 1,872 sq ft single-family residence on 1.79 acre parcel. The subject property is encumbered with slopes, critical areas, and their respective buffers. Approval of the reasonable use exception with mitigation is the only viable option for the proposed plan. A three thousand five hundred square foot (3,500 sf) buildable area is allowable in the Critical Areas buffer.

It had a temporary 5th wheel trailer and 3 shipping containers for storage which were removed Feb. 1, 2021. As of this date there is nobody living at this address. There never was an existing house on the property.

Wetland A is a category III wetland and is located on the eastern portion of the property and has a standard buffer of 260ft. There is also an on-site Type F stream that has a 150ft buffer. Almost the entire parcel is encumbered with critical areas and their buffers. An RUE is required to reduce the buffers beyond what is allowed in code. Unpermitted land use has occurred on the property within the wetland and stream buffers. Existing buffer impact included the clearing of forest, and the installation of 10,506 sq ft of gravel on the combined wetland and stream buffer area. 3,311 sq ft of bare ground occurred in cleared areas to the buffer where no gravel was installed. 7,045 sq ft of wetland buffer vegetation has been impacted on the on-site portion of wetland A. The stream has been excavated into a ditch, eliminating channel diversity, and dewatering the wet land.

Sense these infraction, The Critical Area Mitigation plan with Stream and Wetland Restorations has been approved and completed as of April. 1, 2021

- 5th wheel trailer and container were removed Feb. 1, 2021. And no one is living at the address.
- All gravel has been removed. March. 10, 2021
- All requested planting and restorations has been completed and Stream check dams have been installed April. 1, 2021 per our Mitigation plan. Complete with maintenance monitoring.

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