



## NOTICE OF LAND USE APPLICATION

**Notice Mailed:** May 11, 2022

**Project Number(s):** 2022101893 (22 105051 XI)

**Project Name:** Pryor Reasonable Use Exception

**Project Address:** 2725 137<sup>th</sup> Lane SW, Tenino, WA 98569  
Tax Parcel No. 12609130100

**Applicant/  
Point of Contact:** Steve Pryor  
907 5<sup>th</sup> Avenue, Ephrata, WA 98823  
[pryorityconst@gmail.com](mailto:pryorityconst@gmail.com)

**Lead Planner:** Sharon Lumbantobing, Senior Planner, 360-628-2756,  
[sharon.lumbantobing@co.thurston.wa.us](mailto:sharon.lumbantobing@co.thurston.wa.us)

### **THE 20-DAY PUBLIC COMMENT PERIOD ENDS AT 4:00 PM ON MAY 31, 2022**

**Project Description:** The Applicant requests approval of a Reasonable Use Exception (RUE) to construct an 1,872 sq ft single-family residence on a 1.79-acre parcel. The parcel is developed with an existing 2,500 sq ft house. Wetland A is a Category III wetland and is located on the eastern portion of the property and has a standard buffer of 260 ft. Wetland B is also a Category III wetland with a 260 ft buffer. There is also an on-site Type F stream that has a 150 ft 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 subject property within the wetland and stream buffers. Existing buffer impacts include 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 of 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 wetland. Mobile storage containers have been parked on the southern portion of the gravel area. A mobile RV is parked on the northern portion of the graveled area. The applicant is living in the mobile RV while waiting for approval to construct a single-family dwelling on the subject parcel. The applicant requests reducing the 260 ft buffer to accommodate a residence, yard, driveway and a portion of the septic drainfield. The applicant submitted a critical area report and mitigation plan and proposes to restore the wetland and stream to pre-existing conditions and to restore and enhance the wetland buffer functions. The applicant proposes to remove the portable containers and RV from the wetland buffer and 4,930 sq ft of gravel from the wetland buffer in the area of the containers in addition to other mitigation measures. The parcel is located in Rural Residential/Resource, One Dwelling Unit per 5 Acres (RRR 1/5 zone) in rural Thurston County.

**Written Comment Period:** This application is under review by the Community Planning & Economic Development Department and the outcome has not yet been determined. This Notice of Application is to allow appropriate local and state agencies, tribes, and property owners within 500 feet of the project site to provide comment. All comments related to the project should be submitted in writing to the Lead Planner at the email above, in order to

become part of the written record. The first comment period ends at 4:00 pm on **May 31, 2022**. There will be other opportunities to comment throughout the life of the project, such as the State Environmental Protection Act (SEPA) determination and a public hearing with the hearing examiner. Please be aware that if you do not submit comments within this notice period, and consistent with RCW 36.70B, County staff will presume you have no comments and will proceed with review and may make project determinations accordingly.

**Further Public Notice:** If you would like to receive notice of the Environmental Determination, Notice of Public Hearing and notice of final decision, please submit a written request to Lead Planner.

**Appeal:** Anyone who does not agree with the final decision will have an opportunity to file an appeal of the decision. Opportunities for appeal occur within fourteen (14) days of the Hearing Examiner decision for any aggrieved party.

**Documents Available:** Documents related to this application are available online at [www.thurstoncountywa.gov](http://www.thurstoncountywa.gov). Click the 'Permitting Document Search' link, then enter the project number noted above. They are also available for public review during normal business hours at the Building Development Center on the second floor of Building #1, Thurston County Courthouse, 2000 Lakeridge Drive SW, Olympia, Washington. For additional information, please contact Sharon Lumbantobing at 360-628-2756 or by e-mail at [sharon.lumbantobing@co.thurston.wa.us](mailto:sharon.lumbantobing@co.thurston.wa.us)

**Other Information About This Project**

Application Received: April 26, 2022

Application Deemed Complete: May 5, 2022

Permits Requested by the Applicant: Reasonable Use Exception

The applicant prepared the following project studies and/or environmental documents at the County's request:  
Master Application, Reasonable Use Exception Application, site plan, Critical Area Report

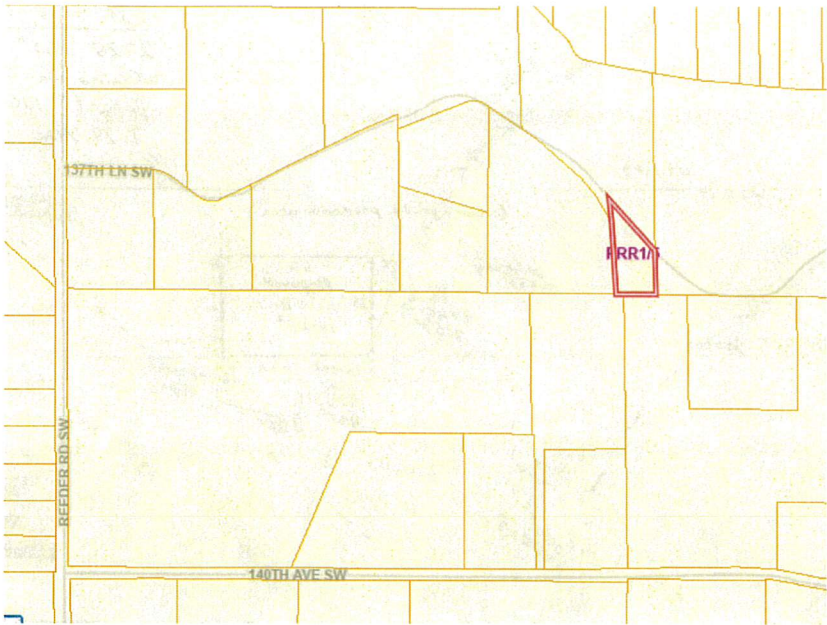
**Additional Information or Project Studies Requested by the County:** narrative summary, revised RUE application, revised site plan, more information about existing single-family dwelling and whether it will be removed or converted into an ADU, more information about the number of board feet that were logged.

Other permits that must be obtained, to the extent known by the County: building permit

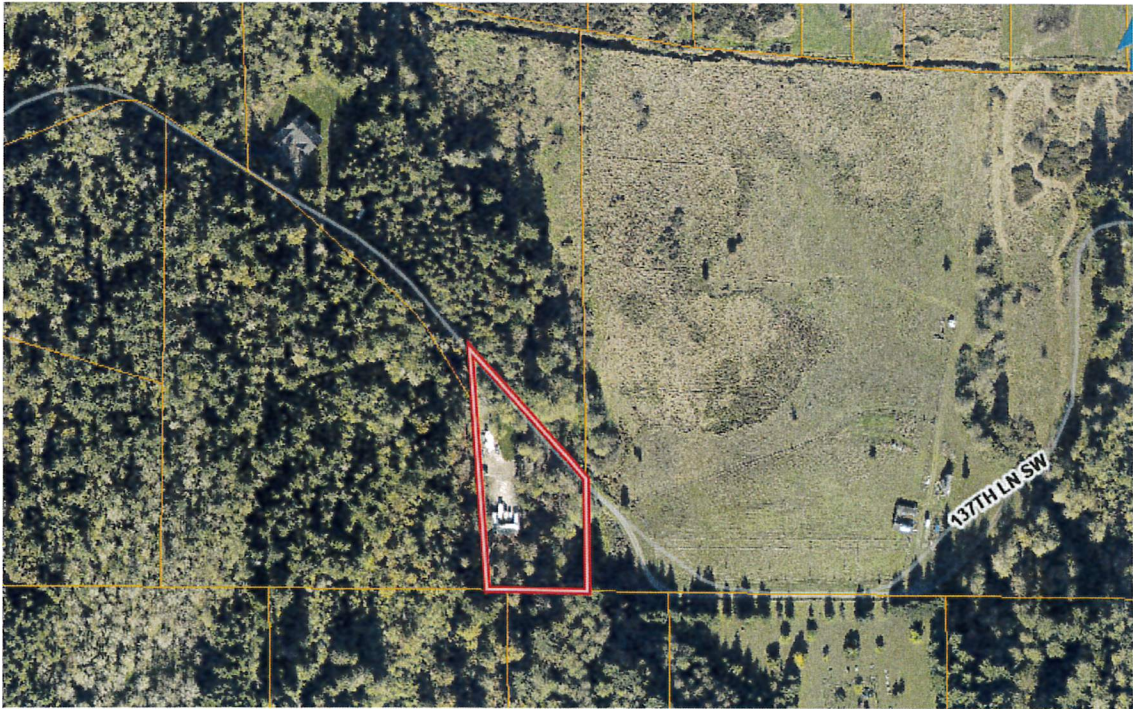
**At this time, no determination of consistency with County development regulations has been made. At minimum, this project will be subject to the following plans and regulations:** Thurston County Comprehensive Plan, Critical Areas Ordinance (TCC 24), Stormwater Drainage Design and Erosion Control Manual (TCC 15.05), Uniform Building Code (TCC 14), State Environmental Policy Act (SEPA) Ordinance (TCC 17.09), Road Design Standards (TCC 15.05).



Vicinity Map



Aerial Photo



### Proposed Site Plan

