



## PROJECT REVIEW COMMENT MATRIX

**Project Number: 2022105785**

**Date: May 16, 2023**

**Project Name: Pryor RUE**

**Tax Parcel: 12609130100**

**Subject: Communications Matrix**

### 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

**PROJECT NAME:** Pryor RUE  
**PROJECT NUMBER:** 22200093 (22 00000 01)  
**SITE ADDRESS:** 22003<sup>th</sup> Lane SW Tenino WA 98609  
**TAX PARCEL #:** 260930000  
**COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT CONTACT:** Sharon Lumbantobing [sharon.lumbantobing@co.thurston.wa.us](mailto:sharon.lumbantobing@co.thurston.wa.us)

**PROJECT REVIEW STATUS:** Review of the above referenced application is paused, pending resubmittal of all required items as listed below.  
**DATE ISSUED:**

ITEM	REVISION / NOTE / COMMENT	DETAILS Provide Code Reference – Item(s) that need to be corrected.	APPLICANT RESPONSE:
	More information needed	<p>Hello Sharon,</p> <p>1) There have been too many different submittals of the critical area report for this property and things are getting messy. The most recent report is missing the required wetland delineation and rating forms, as well as the site plans. Their first critical area report submitted for the RUE, uploaded in A6 on May 5 2022 was actually correct, but it needs to be a color copy for us to accept.</p> <p>2) Because this property is now within the OSF screening layer, the applicant must submit a separate HCP application in order to process the OSF review. This has to be completed prior to their RUE approval.</p> <p>Secondarily, <u>they do meet the OSF habitat criteria on site</u>. What this means is that their wetland consultant will need to follow the process for OSF mitigation per the HCP- they must complete the WA state wetland debit/credit analysis in order to determine the amount of credits that will be required to mitigate for the impacts to the wetland and buffer. Secondly, they will need to demonstrate how their current mitigation plan meets the OSF habitat criteria. Finally, they will need to have the wetland edge professionally surveyed by a land surveyor.</p> <p>Thanks so much,</p> <p><b>Heather Tschaekofske</b>   Associate Planner/Biologist, MES <b>Thurston County Community Planning &amp; Economic Development</b> 3000 Pacific Ave SE, Suite 100, Olympia, Washington 98501 <b>Main</b> (360) 786-5553   <b>Fax</b> (360) 754-2939   <b>TDD</b> (800) 833-6388 <a href="mailto:heather.tschaekofske@co.thurston.wa.us">heather.tschaekofske@co.thurston.wa.us</a>   <a href="http://www.thurstoncountybdc.com">www.thurstoncountybdc.com</a></p>	County determined that OSF review is not required. (emali on 9/6/23)

Impervious Surface Worksheet		<p>Please submit an impervious surface worksheet. Regarding Maximum Coverage by Hard Surfaces, per TCC 20.09A.050 - Design standards: Lots two and one-half acres or greater: Ten percent</p> <p>This was requested in the Jan 23, 2023 communications matrix, but has not been submitted by the applicant.</p>	
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## PUBLIC HEALTH, ENVIRONMENTAL HEALTH DIVISION PROJECT REVIEW COMMENTS

Note: The comments below were requested in the Jan 23, 2023 communications matrix, but no response has been submitted by the applicant.

<b>PROJECT NAME: Pryor RUE</b> <b>PROJECT NUMBER: 2022101893</b> <b>PUBLIC HEALTH CONTACT: Lyndsey Smith, <a href="mailto:lyndsey.smith@co.thurston.wa.us">lyndsey.smith@co.thurston.wa.us</a>, 360-867-2629</b>			
ITEM	REVISION / NOTE / COMMENT	DETAILS Provide Code Reference – Item(s) that need to be corrected.	APPLICANT RESPONSE:
1) On-site Septic System	Revised Site Plan	A revised site plan must be submitted showing the on-site septic system locations to match the approved septic system design.	see attached
2) Well Site	Revised Site Plan	The revised site plan must show the approved well site location and its associated 100-foot sanitary control radii.	see attached