



## PROJECT REVIEW COMMENT MATRIX

**Project Number: 2022105785**

**Date: January 23, 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:** 2022101893 (22 105051 XI)

**SITE ADDRESS:** 2725 137<sup>th</sup> Lane SW, Tenino WA 98589

**TAX PARCEL #:** 12609130100

**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>Please provide a narrative summary that describes the project. No narrative was provided with your application. I drafted this project description from text in your critical area report. Please see if this is correct and provide the missing info in yellow and any other missing info:</p> <p><b>Draft Project Description:</b> 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 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 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 <b>down to how many feet?</b> To accommodate a residence, yard, driveway and 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.</p>	<p>Please see attached new Pryor RUE - Narrative summary</p> <p>195ft see revised critical area report submitted to Caitlyn Cowan March. 14, 2022 prepared by Curtis Wambach senior Biologist at Envirovector</p>


		Please clarify if the applicant is living in the mobile RV while waiting for approval to construct a single-family dwelling on the subject parcel.	The Applicant is not living on property.
	More information needed	<p>Thurston County Code (TCC) 24.45.030 RUE criteria states that the Hearing Examiner will consider when deciding to approve or deny the request. Please be aware that it is the <u>applicant's burden</u> to provide sufficient evidence to enable the Hearing Examiner to make a positive finding on all the criteria. Specifically, provide details <u>demonstrating no reasonable use with less impact</u> on the critical area or buffer is possible and <u>demonstrate that alternatives were considered</u>. How is the current proposal minimizing impacts? What alternatives were considered? Your responses to Questions 1 and 7 on the RUE application should demonstrate how you are meeting the RUE criteria, mitigation sequencing requirements (see below) and the ADU requirements, if you pursue converting the existing residence to an ADU.</p> <p><b>24.01.037 - Mitigation sequencing.</b></p> <p>Mitigation actions associated with development proposals impacting critical areas shall adhere to the following mitigation sequence:</p> <p>A. Avoiding the impact altogether by not taking a certain action or parts of an action;</p> <p>B. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;</p> <p>C. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;</p> <p>D. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;</p> <p>E. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and/or</p> <p>F. Monitoring the impact and taking appropriate corrective measures.</p>	
	More information needed	A parcel can only have one single-family dwelling. Your application and site plan states that there is an existing single-family dwelling. Please submit a revised RUE application and narrative explaining: 1) if and when you will remove the existing single-family dwelling, or 2) if you plan to convert the existing house into an accessory dwelling unit (ADU).	There is no existing single-family dwelling Only 5 <sup>th</sup> wheel trailer that was removed Feb. 1, 2021

		<p>If you want to propose converting the existing house into an ADU, please see TCC 20.03 which contains a definition of ADU:</p> <p>37.1 Dwelling, Accessory Dwelling Unit (ADU). "Accessory dwelling unit" means a small, separate living unit built on the same lot as a single-family home. ADUs have all basic facilities (kitchen, sleeping area, and bathroom).</p> <p>a. Dwelling, Attached Accessory Dwelling Unit (ADU). "Attached accessory dwelling unit" means an accessory dwelling unit that has one or more vertical and/or horizontal walls in common with, or attached to, the primary dwelling unit.</p> <p>b. Dwelling, Accessory Dwelling Unit (ADU) Conversion. "Accessory dwelling unit conversion" means the conversion of an existing structure within the footprint of a primary dwelling unit, or conversion within the footprint of a detached accessory structure that has been in existence and legally permitted for at least one year.</p> <p>c. Dwelling, Detached Accessory Dwelling Unit (ADU). "Detached accessory dwelling unit" means an accessory dwelling unit that is new construction and is a free standing and not attached or physically connected to the primary dwelling unit.</p> <p>Please also see TCC 20.34 on Accessory dwellings for further requirements on size, design, water and septic.</p> <p>You will need to submit an application to convert the existing residence into an ADU together with this RUE application.</p>	
	More information needed	<p>How many board feet of trees were removed from the site?</p> <p>If you removed 5,000 board feet or more, you will need to apply for a Forest Lands Conversion permit. You can apply for this now and have it reviewed by the Hearing Examiner together with the RUE <u>or</u> you can wait until the hearing examiner issues a decision about the RUE, and then apply for a Type IV Forest Lands Conversion. Please let me know which timing you prefer.</p> <p><b>Forest Lands Conversion (Timber Harvesting for Land Conversion)</b></p> <p>The Thurston County Forest Lands Conversion Ordinance, <a href="#">Chapter 17.25 TCC</a> establishes the minimum standards and requirements associated with local government review and jurisdiction over certain timber harvest activities.</p>	<p>15 - Alder 5 inch x 20ft          6 - Alder 10 inch x 25ft          1- Maple 14 inch x 25ft          Total board feet removed is 512.50</p> <p>The front of the property was black berries and grass</p>

		<p><b>Class IV forest practices</b> (Conversion of forested lands to other uses, i.e. roads, housing, agriculture etc.) In general a Class IV forest practice permit is required from Thurston County for timber harvest in:</p> <ul style="list-style-type: none"> <li>Rural Thurston County (areas outside of urban growth areas) when a timber harvest operation removes 5,000 board feet or more from an ownership within a given year and the area is to be converted to another use such as pasture, housing, roads, stormwater ponds etc.</li> </ul>	
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>	
Critical Area Report		<p>The critical area report submitted for 2021100198 Building Permit was approved, but there are some errors that need to be corrected. Please see below</p> <p>From: Heather Tschaekofske Sent: Thursday, March 3, 2022 4:43 PM To: Caitlyn Cowan &lt;caitlyn.cowan@co.thurston.wa.us&gt; Subject: RE: Pryor Stream and Wetland Restoration</p> <p>Hello Caitlyn,</p> <p>I have completed the review of the revised critical area report and mitigation plan. Please thank the consultant for attending to the County revision requests thoroughly. The mitigation plan is well derived and can be accepted. There are some minor errors throughout the report that require revision however. Please have the consultant correct the following items:</p> <ul style="list-style-type: none"> <li>Section 1.1 has a statement that unpermitted gravel and structures will remain, but this is in conflict with the plans to remove most of these. This may be an artifact from the earlier report version.</li> <li>Section 5.1 has a similar statement about the existing structures and gravel in the buffer.</li> <li>Section 5.2 has two different square footages for the “clearing forest and bare ground”: 2,172 square feet versus 3,311 square feet. Please revise.</li> </ul>	<p>Gravel and structures have been removed.</p> <p>Square footages have been corrected and revised see revised critical area report submitted to Caitlyn Cowan March. 14, 2022 prepared by Curtis Wambach senior Biologist at Envirovector</p>

		<ul style="list-style-type: none"> <li>- Table 7 has an incorrect total cost.</li> <li>- Table 8 has many cost and sum errors. They are all off just by a small amount.</li> </ul> <p>This project requires a RUE application, review, and approval. Once the above minor type-o's are fixed the report will be acceptable for the RUE submittal as well. It is recommended that restoration within the impacted critical areas and buffers should proceed at the earliest possible date, since we are still in the wet season for safe transplants. However, the proposed residence cannot be approved without first receiving RUE review and approval.</p> <p>Let me know if you have any questions. Thanks so much,</p> <p>Heather Tschaekofske Associate Planner/Biologist, MES Community Planning and Economic Development Department Development Services 360-786-5553 heather.tschaekofske@co.thurston.wa.us</p>	Critical Area Mitigation plan with Steam and Wetland Restorations has been approved and completed as of April. 1, 2021
<b>Flood Plain Manager CONTACT: Tim Rubert <a href="mailto:tim.rubert@co.thurston.wa.us">tim.rubert@co.thurston.wa.us</a></b>			
High Ground Water		The HGW area is located off site to the NE at an elevation of 194' NAVD 88. The LAG is 212' at the site. The HGW area is off site to the north east. So no flooding issues.	No comment needed.
<b>Outside Agencies CONTACT: <i>Reviewer name, phone #, email goes here</i></b>			
1) Dept of Ecology		No comment received.	

2) Nisqually tribe		<div data-bbox="716 155 942 245" data-label="Image"> </div> <div data-bbox="1037 159 1434 306" data-label="Text"> <p><b>Nisqually Indian Tribe</b>  <b>Tribal Historic Preservation Office</b>  4820 She-Nah-Num Dr. S.E.  Olympia, WA 98513  (360) 456-5221</p> </div> <div data-bbox="707 339 846 367" data-label="Text"> <p>May 12, 2022</p> </div> <div data-bbox="707 399 1278 545" data-label="Text"> <p>To: Sharon Lumbantobing, Senior Planner  Thurston County  Community Planning &amp; Economic Development  2000 Lakeridge Dr SW, Bldg 1  Olympia, Washington 98502</p> </div> <div data-bbox="707 578 1220 605" data-label="Text"> <p>Re: 2022101893 (Reasonable Use Exception)</p> </div> <div data-bbox="707 638 1518 751" data-label="Text"> <p>The Nisqually Indian Tribe's THPO has reviewed the notice of application and supplemental materials that you provided for the above-named project and has no specific comments or concerns at this time. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.</p> </div> <div data-bbox="707 784 1512 870" data-label="Text"> <p>Although the Nisqually Indian Tribe has no specific comments at this time, we respect the traditional cultural knowledge of affected tribes and support their opinions on this matter as well.</p> </div> <div data-bbox="707 902 806 930" data-label="Text"> <p>Sincerely,</p> </div> <div data-bbox="707 963 999 1068" data-label="Text"> <p>Brad Beach, THPO  Nisqually Indian Tribe  360-456-5221 ext 1277  <a href="mailto:beach.brad@nisqually-nsn.gov">beach.brad@nisqually-nsn.gov</a></p> </div> <div data-bbox="707 1125 1186 1149" data-label="Text"> <p>cc: Annette Bulchield, Director, Nisqually Indian Tribe</p> </div>	
3) Squaxin tribe		<p>Hello Sharon,</p> <p>Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment.</p>	

		<p>We have no specific cultural resource concerns for this project. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's Archaeologist, Shaun Dinubilo via email at <a href="mailto:sdinubilo@squaxin.us">sdinubilo@squaxin.us</a>.</p>  <p>Shaun Dinubilo Archaeologist Cultural Resource Department Squaxin Island Tribe 200 S.E. Billy Frank Jr. Way Shelton, WA 98584 Office Phone: 360-432-3998 Cell Phone: 360-870-6324 Email: <a href="mailto:sdinubilo@squaxin.us">sdinubilo@squaxin.us</a> Email is my preferred method of communication.</p>	
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**PUBLIC HEALTH, ENVIRONMENTAL HEALTH DIVISION PROJECT REVIEW COMMENTS**

<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.	
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.	