

PROJECT REVIEW COMMENT MATRIX

- **REVIEWER:** Include as much information needed to indicate what is required. Include code reference when applicable.
- **APPLICANT:** Include as much information needed to clearly respond to each comment. Please include sheet number or reference to where item can be found along with explanation of how the plans were revised. Please do not say “comment noted or acknowledged” without providing an explanation; doing so may delay resubmittal
- All information requested must be submitted within 180 days from the date of this letter or the application will lapse. An extension of time can be requested prior to expiration. When the information requested is received, review of your proposal will continue. Additional information may be requested through further review of the project.

| PROJECT NAME: Deskins Grand Mount Preliminary Plat & SEPA PROJECT NUMBER: 2021106455 SITE ADDRESS: 6411 198 th Ave SW TAX PARCEL #: 51300100000 COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT CONTACT: Lacy Garner, 360-485-8272, lacy.garner@co.thurston.wa.us | | | |
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| PROJECT REVIEW STATUS: Review of the above referenced application is paused, pending resubmittal of all required items as listed below. DATE ISSUED: 2/15/22 | | | |
| ITEM | REVISION / NOTE / COMMENT | DETAILS Provide Code Reference – Item(s) that need to be corrected. | APPLICANT RESPONSE: |
| 1) Site Plans | Revisions needed | <p>The following information is required per the Division of Land Supplemental and Site Plan Checklist in the Division of Land Application. The following items were checked by the applicant as provided but could not be found and/or were not complete on the provided Site Plan:</p> <p>3.b. The height of all existing structures</p> <p>3.d. All proposed and existing building setback lines sufficiently accurate to ensure compliance with setback requirements. Lot 1 is not showing and does not appear to have the ability to meet the Front Yard 20’ right-of-way setback requirement per TCC 20.07.030.</p> <p>3.e. The location of all existing and proposed on-site sewage systems, water lines, wells, etc. – These items were not provided for the existing house.</p> <p>3.j. Topographic information showing two-foot contours for the entire subject parcels and a minimum of fifty feet into adjacent parcels, based on available county information.</p> <p>3.l. Setback distance measurements from all property lines (or road access easements) to all existing and proposed buildings.</p> | |

| | | <p>3.o Directions to the site.</p> <p>3. p. Vicinity sketch, at a scale of not less than three 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, schools, parks, shopping centers and similar facilities.</p> <p>4. Description of proposed grading, including a written estimate of both cut and fill quantities in cubic yards and a map showing the location of cut and fill areas.</p> <p>5.w. All proposed landscaping, including location and type. Per TCC 20.15.060 – Design standards for (R 3-6/1) zoning refer to TCC 20.45 for Landscaping and Screening regulations, which requires a Landscaping Plan be submitted and reviewed per those regulations. A Landscaping Plan was not submitted by this project.</p> <p>7. The number of square feet covered by each existing and proposed building, total square feet in graveled, paved or covered surfaces, whether covered by buildings, driveways, parking lots or any other structure, and the total number of square feet in the entire subject parcel or parcels.</p> | |
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| 2) Preliminary Plat | Revision needed | <p>Per TCC 20.15.060 Design Standards (2.)(a.)(i.) Minimum lot width for an individual or conventional subdivision interior lot is seventy-five feet.</p> <p>All 7 of the interior lots are less than 75' wide and therefore do not meet design standards. A revision is needed to meet design standards.</p> | |
| 3) Landscaping Plan | Submittal needed | Per TCC 20.15.060 – Design standards for (R 3-6/1) zoning refer to TCC 20.45 for Landscaping and Screening regulations, which requires a Landscaping Plan be submitted and reviewed per those regulations. A Landscaping Plan was not submitted by this project. | |
| 4) SEPA Checklist | Comment | The SEPA determination will not be issued until an acceptable plan is submitted pursuant to all revision requirements included here. | |
| Other county departments Thurston County Public Works CONTACT: Arthur Saint Arthur.saint@co.thurston.wa.us | | | |
| ITEM | REVISION / NOTE / COMMENT | DETAILS Provide Code Reference – Item(s) that need to be corrected. | APPLICANT RESPONSE: |
| 1) Road Section | Revision | The proposed road does not meet the Thurston County Road Standards. The variance submitted was not the proper form and did not contain all the elements required of section 2.08 of the Road Standards. Most likely a gravel road will not be allowed and sidewalk will be needed. Please provide a proposed section with the variance request. | |

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| 2) Drainage | Drainage Scoping Response | Please see the Drainage Scoping Response which can be found at: https://weblink.co.thurston.wa.us/dspublic/0/doc/15536232/Page1.aspx | |
| Thurston County Environmental Health CONTACT: Dawn Peebles, dawn.peebles@co.thurston.wa.us | | | |
| | | {Comments pending} | |
| Addressing CONTACT: Kelli Root, 360-867-2356, kelli.root@co.thurston.wa.us | | | |
| 1) ROW | Comments | <ul style="list-style-type: none"> • 198th AVE SW has 45' of r/w (30' south of centerline- adjacent to project and 15' north of centerline) • Tamarack DR SW has 40' of r/w (21' on east of centerline & 19' west of centerline) • 200th AVE SW has 30' of r/w (15' on each side of centerline) | |
| Thurston County Surveyor CONTACT: Darin Zenkner, 360-867-2377 | | | |
| | | No comments | |
| Thurston County Water Resources Engineer CONTACT: Zach Severs, 360-867-2086, zach.severs@co.thurston.wa.us | | | |
| | | {Comments pending on water availability and associated fees} | |
| Thurston County Addressing CONTACT: Sonja Cady, tcaddressing@co.thurston.wa.us | | | |
| | Comment | <p>The road will need to be a private lane based on our addressing policies. I am attaching a road petition guideline; can you please send it to the developer? They can send a few street name requests.</p> <ul style="list-style-type: none"> • with attached Road Petition Guideline | |
| Outside Agencies CONTACT: <i>Reviewer name, phone #, email goes here</i> | | | |

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| 1) Nisqually tribe | Note: This would be a condition of the SEPA MDNS determination | <div data-bbox="596 191 810 277" data-label="Image"> </div> <div data-bbox="898 191 1272 332" data-label="Text"> <p>Nisqually Indian Tribe Tribal Historic Preservation Office 4820 She-Nah-Num Dr. S.E. Olympia, WA 98513 (360) 456-5221</p> </div> <div data-bbox="588 363 777 386" data-label="Text"> <p>December 16, 2021</p> </div> <div data-bbox="588 418 1022 555" data-label="Text"> <p>To: Sharon Lumbantobing, Senior Planner Thurston County Building Development Center 2000 Lakeridge Dr. SW Olympia, WA 98502</p> </div> <div data-bbox="588 584 945 610" data-label="Text"> <p>Re: 2021106455 (Plat and SEPA)</p> </div> <div data-bbox="588 641 1346 777" data-label="Text"> <p>The Nisqually Indian Tribe's THPO has reviewed the master application and supplemental materials that you provided for the above named project and requests that a cultural resources survey be required as a condition of permitting. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.</p> </div> <div data-bbox="588 808 684 833" data-label="Text"> <p>Sincerely,</p> </div> <div data-bbox="588 863 865 964" data-label="Text"> <p>Brad Beach, THPO Nisqually Indian Tribe 360-456-5221 ext 1277 beach.brad@nisqually-nsn.gov</p> </div> <div data-bbox="588 1016 1039 1037" data-label="Text"> <p>cc: Annette Bullchild, Director, Nisqually Indian Tribe</p> </div> | |
| 2) Squaxin tribe | Note: This would be a condition of the SEPA MDNS determination | <div data-bbox="560 1052 1623 1172" data-label="Text"> <p>From: Shaun Dinubilo <sdinubilo@squaxin.us> Sent: Friday, December 17, 2021 1:39 PM To: Sharon Lumbantobing <sharon.lumbantobing@co.thurston.wa.us> Subject: RE: Thurston County Project #2021106455 - 6411 198th Avenue SW, Rochester</p> </div> <div data-bbox="560 1205 722 1230" data-label="Text"> <p>Hello Sharon,</p> </div> <div data-bbox="560 1265 1638 1414" data-label="Text"> <p>Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. The project area has a high potential for the location of cultural resources. We recommend a cultural resources survey and report be completed for this project. We would prefer to receive an electronic copy by email once completed.</p> </div> | |



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: sdinubilo@squaxin.us
Email is my preferred method of communication.