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**DEPARTMENT OF COMMUNITY PLANNING
AND ECONOMIC DEVELOPMENT**

Creating Solutions for Our Future

Joshua Cummings, Director

March 18, 2019

Kathy Hargrave
4815 Center Street
Tacoma WA 98409

SUBJECT: Project No. 2019100758, Folder Sequence No. 19 102076 XI
Manke Reasonable Use Exception
9020 Baird Road, Olympia WA; TPN: 11904130700

Dear Ms. Hargrave:

This is to inform you that the above-referenced application for encroachment into a conservancy shoreline buffer and wetland buffer, which was submitted to the Community Planning and Economic Development Department on February 21, 2019, includes the basic submittal information listed in the Critical Areas Ordinance, and is determined to be Complete to Begin Project Review. However, the 120-day review clock has been **paused** because additional information is required to address particular aspects of your proposal. The 120-day review clock will remain **on hold** during the time that you are gathering this information and will start once the information is submitted and deemed complete by staff. Project review will continue to the extent possible during this period.

The following information is required to enable a complete review of your project:

- 1) In order for a Reasonable Use Exception application to be approved, the applicant needs to demonstrate compliance with applicable criteria of the Critical Area Ordinance (TCC 24.45.030). The burden is on the applicant to provide the Hearing Examiner with enough information so they can determine if the criteria are met. The application materials submitted state that the criteria are met but do not provide much detail as to support the conclusion. Additional detail should be submitted to support your application.
The primary basis for addressing the criteria is the application itself. There are eight questions that directly request information to address the eight criteria. The answers to 1, 2, 5, 6, and 7 provided on the application form do not answer the questions. Please resubmit the Reasonable Use Application with complete answers to the questions.

To avoid delays in processing your application, please submit all requested information directly to me. Please provide all requested information together as a packet to avoid the need for multiple routings. The information must be received within 180 days of the date of this letter or your application will lapse. An extension may be requested prior to the lapse date. Once the above information is submitted and deemed complete, the 120-day clock will start.

During the upcoming review of your project, staff may find that additional information or studies are needed to complete the review depending on your proposal and the particular aspects of the site. If this occurs, you will be notified in writing as to what new information is required. The review clock will stop during the time that you are gathering this new information and will start again once it is submitted and deemed complete by staff.

Within the next few days, staff will be sending a Notice of Application describing your proposal to all property owners within 500 feet of your project site as well as to other citizens and organizations who have expressed an interest in receiving notices of development applications within your area. You will also receive a copy of this notice.

Please be sure to address all correspondence concerning your project directly to me. If you have questions, feel free to call me at (360) 786-5582 or email to leah.davis@co.thurston.wa.us.

Sincerely,



Leah Davis
Associate Planner

Enclosures: RUE Application
TCC 24.45.030 – Review Criteria