



THURSTON COUNTY
WASHINGTON
SINCE 1852

COUNTY COMMISSIONERS

John Hutchings Attachment K
District One
Gary Edwards
District Two
Tye Menser
District Three

**DEPARTMENT OF COMMUNITY PLANNING
AND ECONOMIC DEVELOPMENT**

Creating Solutions for Our Future

Joshua Cummings, Director

May 8, 2019

Kathy Hargrave
4815 Center Street
Tacoma WA 98409
kathyh@sittshill.com

**SUBJECT: Project No. 2019100758, Folder Nos. 19 102080 XC; 19 102079 XK; 19 102077XA;
 19 102076 XI
 Manke RUE, SSDP, Variance, and SEPA Checklist
 Parcel No. 11904130700**

Dear Ms. Hargrave:

As the Case Manager for your project, I have determined that the review clock shall be placed **on hold** until the information requested below is submitted, reviewed and deemed complete.

1. There is a stream in a steep ravine on the east edge of the subject tax parcel. This is a regulated critical area, but was not included with the submitted Critical Area Report or Habitat Management Plan. Please have Grette Associates revise the reports to include this critical area and provide an accurate measurement from the stream's OHWM, on a horizontal plane, to the house.
2. Page 9 of the Habitat Management Plan has two incorrect pieces of information. The footnote to Table 3 is not an accurate statement—please have it removed.
In the next paragraph, the second sentence that references TCC 25.35.260 is also inaccurate. All structures are deemed to have an impact to critical areas and are also included in all impervious surface calculations. Please remove this sentence and remedy any incorrect calculations that may be based upon this inaccuracy.
3. The impervious surface calculation on the site plan seems to be incorrect. It appears that the entire parcel was included as the base area, when only the upland area should have been. Please recalculate the impervious surface without including any tidelands. Be sure to include any small buildings that Grette Associates may have excluded. Submit a new site plan with the corrections.
4. The geotech report (attached), that was submitted June 22, 2017, as part of project 2017103258, a slope stabilization proposal, indicates that there is a “cutoff drain” on the northwest portion of the lawn. Please verify its existence, add it to the site plan, and describe what water it carries and where it eventually drains. Furthermore, the Habitat Management Plan by Grette Associates also indicates under “compensatory mitigation” that all stormwater will be collected and conveyed to the stormwater management system. Add this information to the site plan. It would be very helpful to staff and the Hearing Examiner to provide an enlargement of the development area.

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.

Please be aware that the required 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.

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**.

Sincerely,



Leah Davis
Associate Planner

Enclosures: Memo from Mark Biever, TC Geologist
 Geotechnical Report, GeoResources, LLC