



## COUNTY COMMISSIONERS

Carolina Mejia-Barahona  
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

### NOTICE OF APPLICATION

June 9, 2023

**Project Name & Location:** Aurora Oaks Planned Residential Development and SEPA review for property located at 8541 58<sup>th</sup> Avenue SE, Olympia WA 98503, Parcel numbers: 11701220100, 11701220300 and 11701230700.

**Case:** 2023102411

An application for the project listed above was submitted to Thurston County on May 30, 2023 by Aurora Oaks Development LLC (owner / applicant) and Mark Steepy, KPFF (point of contact). This application and any related documents are available for public review during normal business hours at the Building Development Center located at 3000 Pacific Avenue SE, Suite 100, Olympia, Washington 98501. For additional information, please contact Scott McCormick at (360) 999-8210 (cell) (360) 867-2116 (office) or by e-mail at [scott.mccormick@co.thurston.wa.us](mailto:scott.mccormick@co.thurston.wa.us).

**Project Description:** The applicant proposes to subdivide 30.59 acres into 171 single-family residential lots, although the project is reviewing the potential of up to 180 lots. The final lot count will be determined prior to a public hearing although density cannot exceed 6 dwelling units per acre. A PRD process was chosen by the applicant in order to have flexibility in lot size. There will be 9.72 acres of open space broken into three (3) tracts with the largest located at the project entrance on the north side. Critical areas include Oregon white oaks which will be protected. Water and sewer utilities are provided by the City of Lacey. Up to 20k MBF of timber may be removed. Most trees except Oregon white oaks will be removed. Earthwork is approximately 44,263 CY cut and 24,383 CY fill. The property is located within the Lacey Urban Growth Area and is zoned McAllister Geologically Sensitive Area (MGSA) which has a standard density of between 3-6 dwelling units per acre.

**Permits Requested by the Applicant:** Preliminary Planned Residential Development (PRD). **Other permits that must be obtained, to the extent known by the County, include:** Forest Land Conversion Permit, Construction permits and utility permits.

**Environmental and Other Documents Submitted with the Application:** Environmental Checklist, narrative summary, landscape plans, preliminary drainage and erosion control report and plans, cultural resource survey, IPMP, traffic impact analysis and a preliminary PRD / subdivision map.

**Additional Information or Project Studies Requested by the County:** Nothing at this time.

**No preliminary determination of consistency with County development regulations has been made. At minimum, this project will be subject to the following plans and regulations:** Thurston County Comprehensive Plan, Zoning Ordinance (TCC 21), Critical Areas Ordinance (TCC 24), Stormwater Drainage Design and Erosion Control Manual (TCC 15.05), Uniform Building Code (TCC 14), State Environmental Policy Act (SEPA) Ordinance (TCC 17.09), Road Design Standards (TCC 15.05), and the Platting & Subdivision Ordinance (TCC 18).



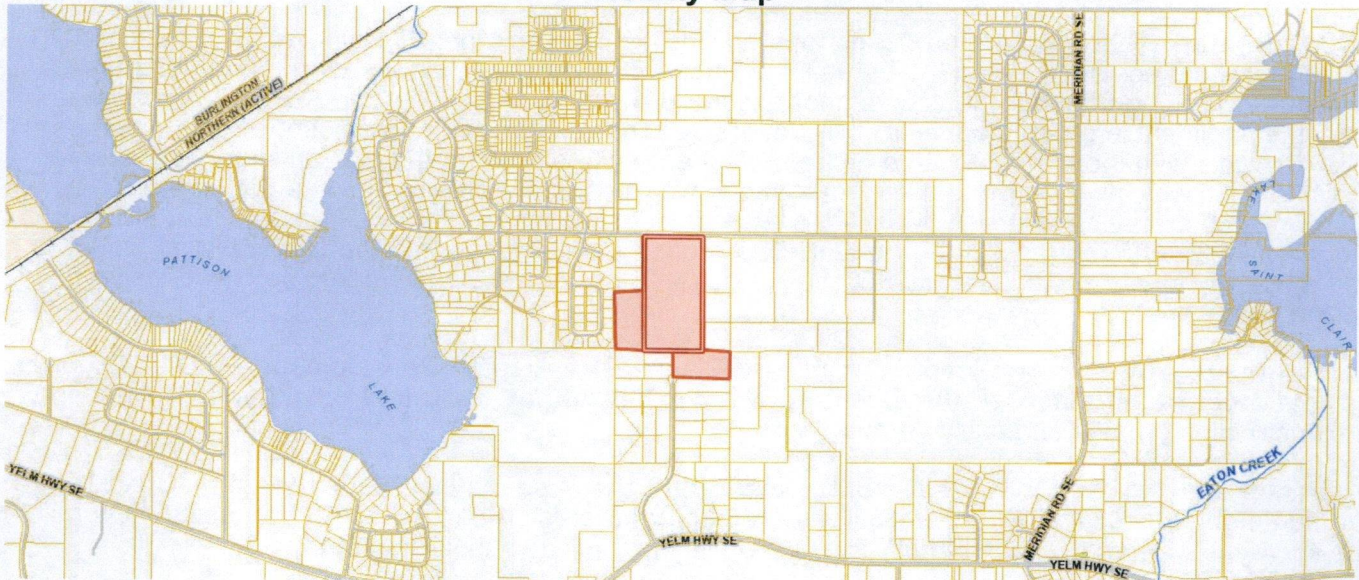
Thurston County invites your comments early in the review of this proposal. Comments should be directed to Scott McCormick, Community Planning and Economic Development Department, at the address listed below or by e-mail to [scott.mccormick@co.thurston.wa.us](mailto:scott.mccormick@co.thurston.wa.us)

**THE 20-DAY PUBLIC COMMENT PERIOD ENDS AT 4:00 PM ON JUNE 29, 2023**

This notice has been provided to appropriate local and state agencies, tribes, sub-area project list subscribers, and property owners with 300 feet of the project site. These recipients, and any others who submit a written request to be placed on the mailing list, will also receive the following items when available: Environmental Determination and Notice of Public Hearing. The Hearing Examiner decision will be mailed to all those who participate in the public hearing and to anyone else requesting the decision in writing. Opportunities for appeal occur within fourteen (14) days of the Hearing Examiner decision for any aggrieved party. Please be aware that if you do not submit comments within this notice period, and consistent with RCW 36.70B, County staff will presume you have no comments and will proceed with review and may make project determinations accordingly.

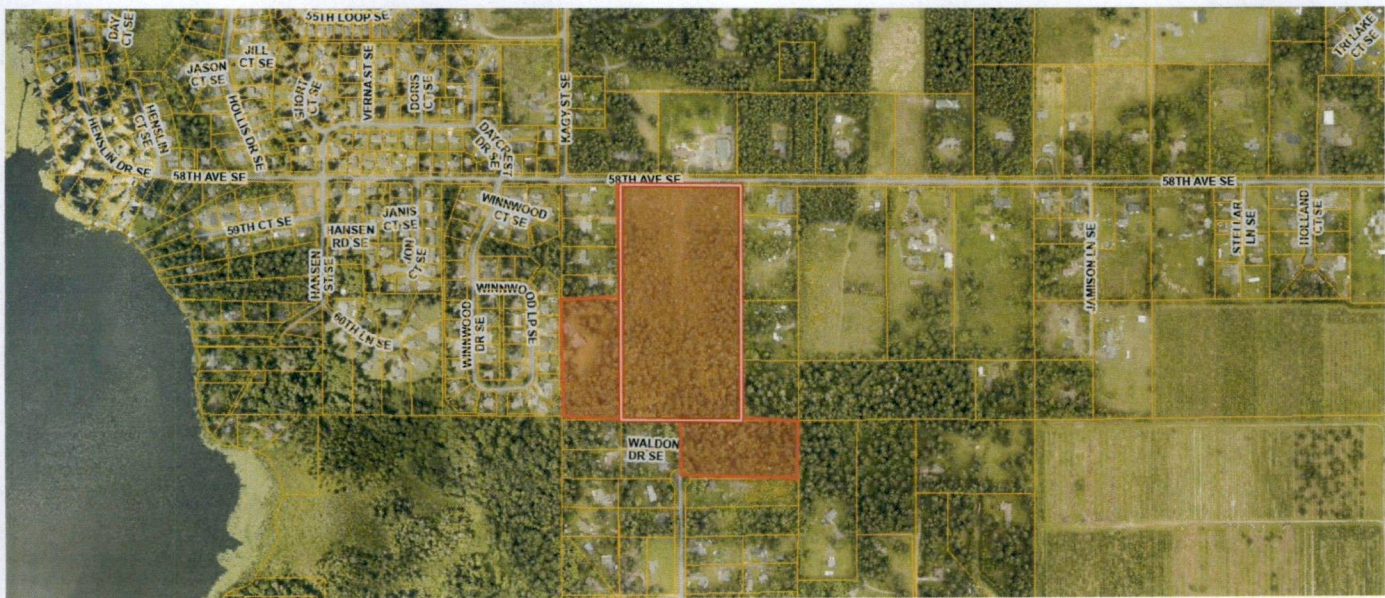
q:\planning\amanda save file\planned residential development zh\notice of application\2023102411.aurora oaks prd.noa.sm.docx

**Vicinity Map**





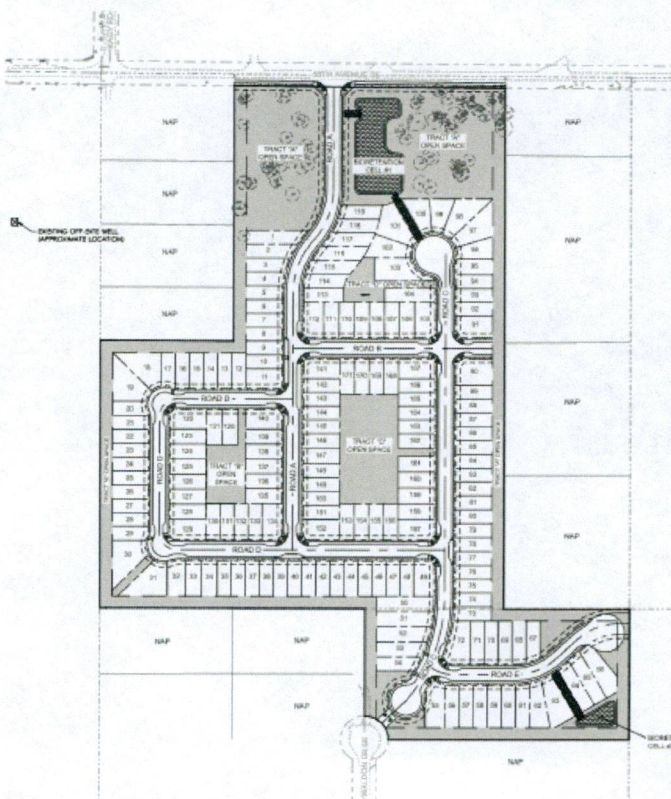
2022 Aerial Photo





SECTION 01, TOWNSHIP 17 NORTH, RANGE 1 WEST, W.M.  
THURSTON COUNTY, WASHINGTON










**AURORA OAKS**  
**PLANNED RESIDENTIAL DEVELOPMENT**



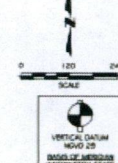
**LOT STANDARDS:**  
MIN FRONT YARD SETBACK, FROM ROW - 10 FT  
MIN REAR YARD SETBACK - 15 FT  
MIN SIDE YARD SETBACK -  
3 FT LOT LESS THAN 40 FT WIDE  
5 FT LOT 40 FT AND GREATER WIDE  
5 FT TO ADJACENT STREET (ALL SIDES)  
MIN DISTANCE BETWEEN STRUCTURES - (10 FT)  
GARAGE SETBACK, FROM BACK OF SIDEWALK - 20 FT  
LOT COVERAGE AND BUILDING COVERAGE - PER UNDERLYING ZONE INDICATOR  
MIN LOT WIDTH - 35 FT  
MAX BUILDING HEIGHT - 35 FT

TEL: (360) 292-7280  
FAX: (360) 292-7231  
CONTACT: BLAKE A. GORD, P.E.  
MARK R. STEPH, P.E.

**LEGEND**

OPEN SPACE	
BIORETENTION CELL	
LOT LINE	
SECTION LINE	
RIGHT OF WAY LINE	
EXISTING RIGHT OF WAY LINE	
ROADWAY CENTERLINE	
PROPERTY LINE	
NOT ASSOCIATED TO PROJECT	

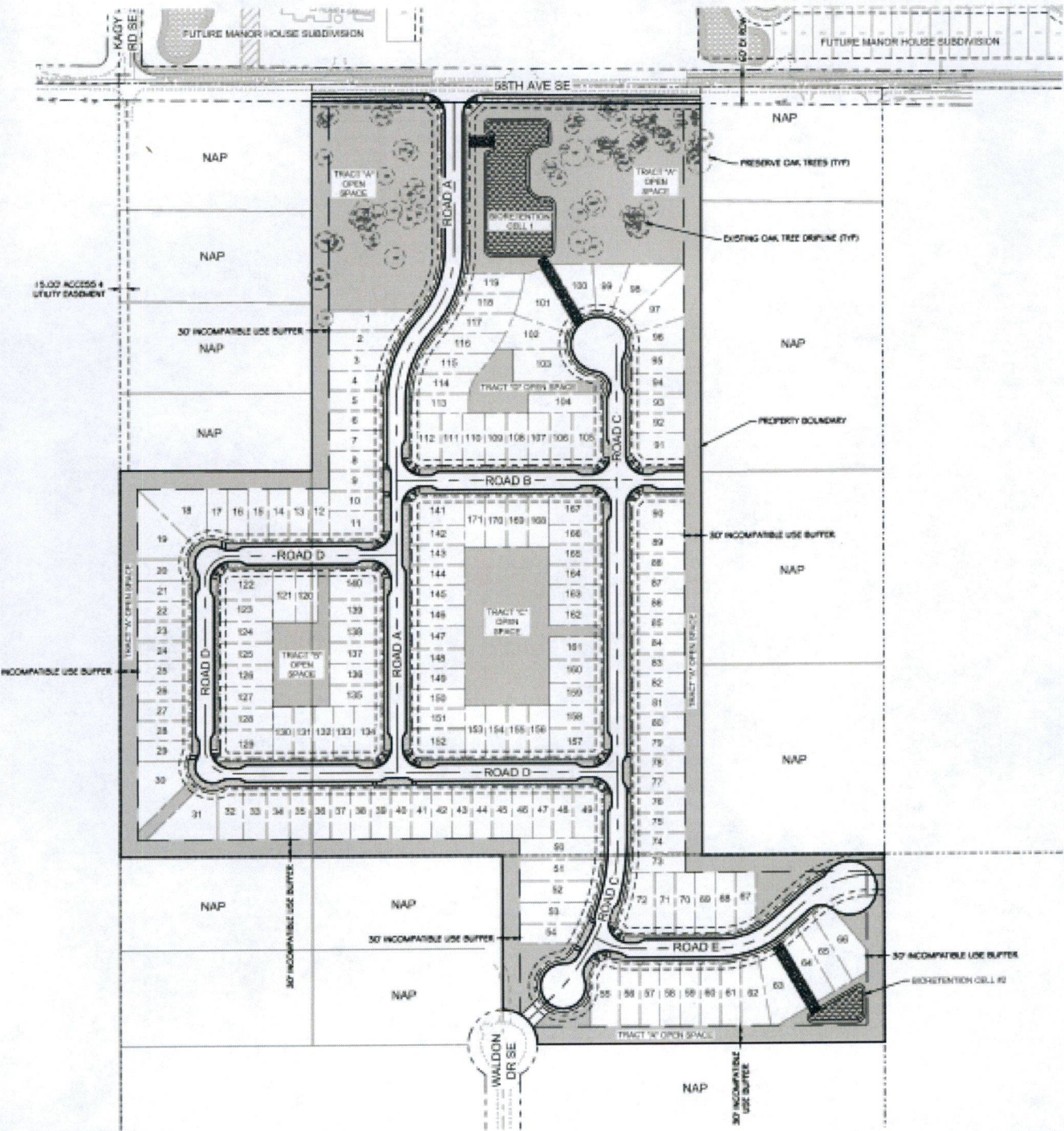
MAP

[illegible]



Preliminary Map

SECTION 01, TOWNSHIP 17 NORTH, RANGE 1 WEST, W.M.  
THURSTON COUNTY, WASHINGTON





## Delicia Durden

---

**From:** Delicia Durden  
**Sent:** Friday, June 9, 2023 10:29 AM  
**To:** sca; Mark.Steepy@kpff.com; WA Dept of Natural Resources (Forest) Ingrid Ness (southpuget.forestpractices@dnr.wa.gov); WA Dept of Revenue, Jim Hazzard; Kubota, Hideaki (DOR); robert.bright.3@us.af.mil; City of Lacey, Leah Bender; Tom Stiles, City of Lacey; rfant@ci.lacey.wa.us; sbrooks; NTPS, Dean Martinolich; jgoheen@nthurston.k12.wa.us; Aaron Tormanen; Bobby May; Bright, Robert D CIV USARMY ID-READINESS (USA); Chehalis Tribe; Chehalis Tribe, Amy Loudermilk; Chris Edmark; DAHP; derekeking@gmail.com; DevRev\_Tech; DNR SEPA Center (mining); EH\_Land\_Use; Intercity Transit, Mike Burnham; Intercity Transit, Rob LaFontaine; Intercity Transit, Steve Swan; Jackie Wallner ORCAA (aaron.manley@orca.org); Jim Moyer; Michael Murphy; Nisqually Tribe, Annette Bullchild; Nisqually Tribe, Brad Beach; Nisqually Tribe, Joe Cushman; Puget Sound Energy, Amy Tousley; Rachael Soumis; Ryan Langan; Shannon Peterson; Sonja Cady; Squaxin Tribe, Eric Marbet; Squaxin Tribe, Melissa Puhn; szaniewski@squaxin.us; Squaxin Tribe, Scott Steltzner; Squaxin Tribe, Shaun Dinubilo; tcaddressing; The Olympian; Thurston 911 Communications, Jason Guthrie; John Weidenfeller; Kim Gubbe; Tim Rubert; WA Dept of Health; WDFW, Region 6 - South Sound; Williams Gas Pipeline, Clay Gustaves; WSDOT, Andy Larson; Zach Severs; Eva Barber (evba461@ECY.WA.GOV); Opal Smitherman (odav461@ECY.WA.GOV); sasm461@ECY.WA.GOV  
**Cc:** Scott McCormick  
**Subject:** Notice of Application / 2023102411 - Aurora Oaks / 8541 58th Avenue SE (Lacey UGA)  
**Attachments:** 2023102411 Notice of Application.pdf

### Please see the attached Notice of Application for:

**Project:** 2023102411 (Planned Residential Development, SEPA and Forest Land Conversion)  
**Located at:** 8541 58<sup>th</sup> Avenue SE, Olympia (Lacey UGA)  
**Lead Project Planner:** Scott McCormick, Associate Planner  
[scott.mccormick@co.thurston.wa.us](mailto:scott.mccormick@co.thurston.wa.us) / 360-786-5553

**Description:** The applicant proposes to subdivide 30.59 acres into 171 single-family residential lots, although the project is reviewing the potential of up to 180 lots. The final lot count will be determined prior to a public hearing although density cannot exceed 6 dwelling units per acre. A PRD process was chosen by the applicant in order to have flexibility in lot size. There will be 9.72 acres of open space broken into three (3) tracts with the largest located at the project entrance on the north side. Critical areas include Oregon white oaks which will be protected. Water and sewer utilities are provided by the City of Lacey. Up to 20k MBF of timber may be removed. Most trees except Oregon white oaks will be removed. Earthwork is approximately 44,263 CY cut and 24,383 CY fill. The property is located within the Lacey Urban Growth Area and is zoned McAllister Geologically Sensitive Area (MGSA) which has a standard density of between 3-6 dwelling units per acre.



Adjacent Property Owners  
2023102411 – Aurora Oaks  
June 8, 2023  
300' mail radius

HUSTON, EDWARD E  
8727 58TH AVE SE  
OLYMPIA, WA 98513

**JAS GROUP LLC**  
**154 LAKE WASHINGTON BLVD E**  
**SEATTLE, WA 98112**

TERWILLEGER, SHERAL L  
8529 58TH AVE SE  
OLYMPIA, WA 98513

ROOD, JOSEPH & ASHLEY  
8509 58TH AVE SE  
OLYMPIA, WA 98513

ROBISCHON, PAUL J  
8521 58TH AVE SE  
OLYMPIA, WA 98513

CHRISTENSON, DOUGLAS H & FERN K  
8535 58TH AVE SE  
OLYMPIA, WA 98513

**STEVE CHAMBERLAIN**  
**AURORA OAKS DEVELOPMENT**  
**4570 AVERLY LN SE, STE C**  
**LACEY, WA 98503**

TORRES, FREDY PERETE  
8725 58TH AVE SE  
OLYMPIA, WA 98513

ARMSTRONG, BETTE L  
8739 58TH AVE SE  
OLYMPIA, WA 98513

SAMUELSON, KRISTI LYNNE  
8745 58TH AVE SE  
OLYMPIA, WA 98513

LARSON, DAVID D  
6137 WALDON DR SE  
OLYMPIA, WA 98513

WAKEFIELD, GREG & JEANETTE  
630 OCEANVIEW DR  
ANCHORAGE, AK 99515

BRANHAM, RONALD D  
6115 WALDON DR SE  
OLYMPIA, WA 98513

DAVIS, RONALD C  
6113 WALDON DR SE  
OLYMPIA, WA 98513

DIXON, JOSHUA M  
6119 WALDON DR SE  
OLYMPIA, WA 98513

HARRELL, LINDSEY  
6125 WALDON DR SE  
OLYMPIA, WA 98513

ROBBINS, TRUSTEE, DONALD J  
7636 KENZI ST SE  
OLYMPIA, WA 98513

JOHNSTON, GARY R  
6138 WALDON DR SE  
OLYMPIA, WA 98513

SAUERS, RICHARD S  
6124 WALDON DR SE  
OLYMPIA, WA 98513

MACDONALD, WILLIAM H  
9100 YELM HWY SE  
OLYMPIA, WA 98513

IVERSON, JEANNETTE E  
1102 STATE AVE NE  
OLYMPIA, WA 98506

VPAMH MANOR HOUSE LB LLC  
23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

GRUBB, ERNEST L & GAIL L  
8626 58TH AVE SE  
OLYMPIA, WA 98513-4789

NARAYAN, ANASTACIA  
6221 WINNWOOD LOOP SE  
OLYMPIA, WA 98513

GIRARD, BRAD ALLAN & RAQUEL  
6211 WINNWOOD LOOP SE  
OLYMPIA, WA 98513-7622

EDWARDS, DALE  
6205 WINNWOOD LOOP SE  
OLYMPIA, WA 98513

REGGIO, BRIAN THOMAS  
6133 WINNWOOD LOOP SE  
OLYMPIA, WA 98513

HANSEN, SEAN  
6119 WINNWOOD LOOP SE  
OLYMPIA, WA 98513

JACK, JAMES K  
4152 EDGEWATER BLVD NE  
LACEY, WA 98516-6274



FERGUSON, MAN S  
2115 DAVIS CT NE  
TACOMA, WA 98422

COOPER, KEVIN WAYNE & TRACY CARLINE  
6124 WINNWOOD LOOP SE  
OLYMPIA, WA 98513

CAMPBELL, NEAL J  
6132 WINNWOOD LOOP SE  
OLYMPIA, WA 98513

GILBERT, BENJAMIN D & JEANNIE M  
25908 NE 42ND PL  
REDMOND, WA 98053

WAITE, GINGER  
6208 WINNWOOD LOOP SE  
OLYMPIA, WA 98513

ACKERSON, CHARLES W & ELIZABETH A  
6212 WINNWOOD LOOP SE  
OLYMPIA, WA 98513

HECOX, JOSEPH  
6216 WINNWOOD LOOP SE  
OLYMPIA, WA 98513

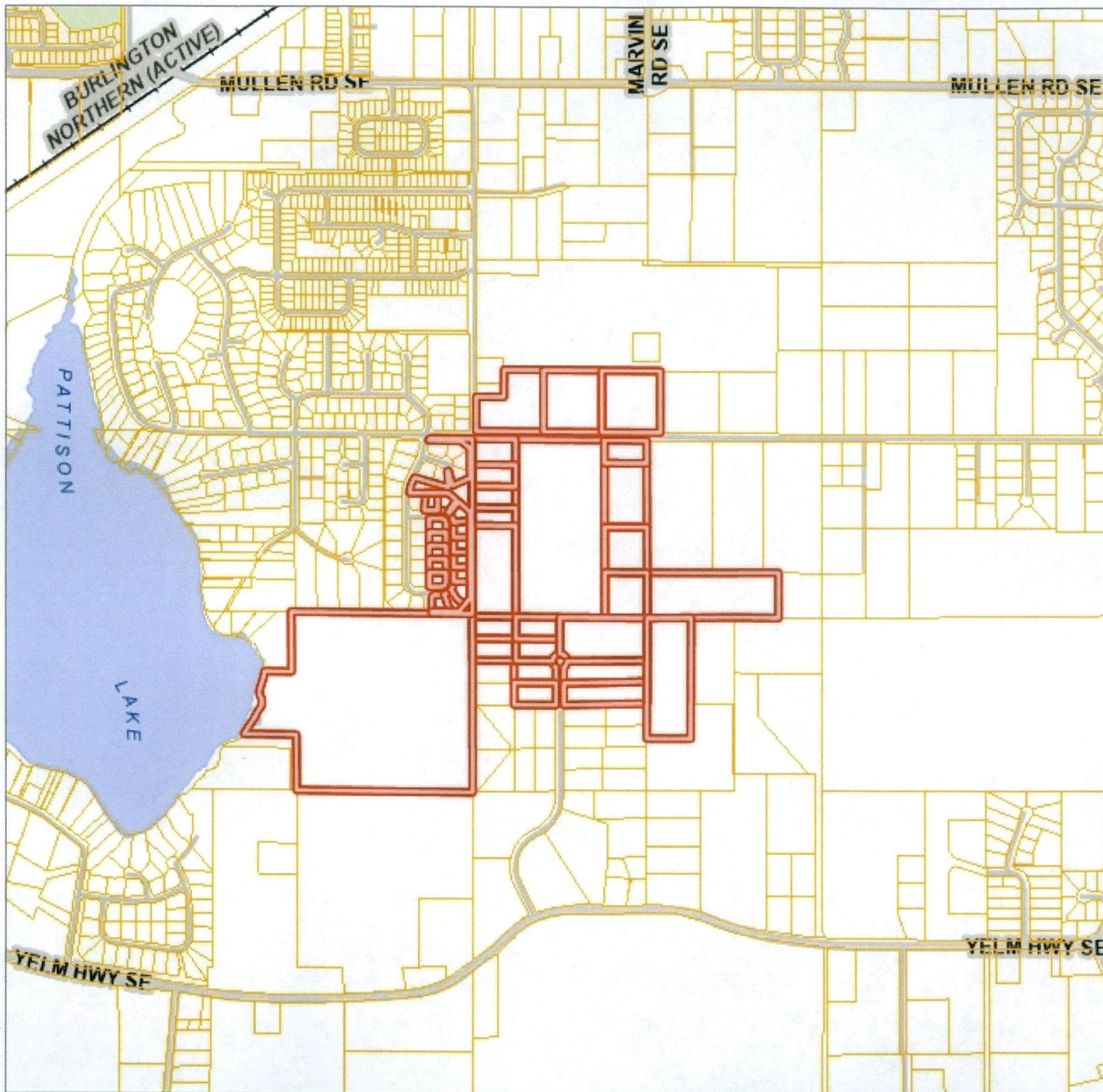
DANIEL, BETH A  
6710 BOSTON HARBOR RD NE  
OLYMPIA, WA 98506

JANTZ-KOPRIVNIK, KATHLEEN  
5634 73RD AVE NE  
OLYMPIA, WA 98516

DUNN, RICHARD F & DAWN R  
PO BOX 14565  
TUMWATER, WA 98511

**MARK STEEPY**  
**KPFF CONSULTING ENGINEERS**  
**612 WOODLAND SQUARE LOOP SE**  
**LACEY, WA 98503**



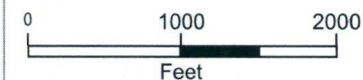


2023102411

# Legend

Parcel Boundaries

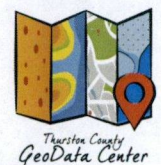
Scale 1: 21,476



Author: Delicia Durden

Published: 6/8/2023

Note: 300' mail radius



The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map. Authorized for 3rd Party reproduction for personal use only.