

From: Brett Bures
To: Mark Steepy; Scott McCormick; slc
Cc: Blake Lord
Subject: RE: Aurora Oaks plat presub. 2023100589
Date: Friday, March 3, 2023 10:24:49 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.jpg](#)

All:

Thanks for including me on the emails.

This topic has been discussed in the past as part of the Manor House project. The project proceeded to the Hearing Examiner and was approved. Considering the analysis, review, and approval of the Manor House the determination is that PRD's are allowed in the MSGA zoning district per the code.

I hope this helps.

NOTICE

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Brett Bures | Development Services Manager

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From: Mark Steepy <mark.steepy@kpff.com>
Sent: Friday, March 3, 2023 9:29 AM
To: Scott McCormick <scott.mccormick@co.thurston.wa.us>; slc <slc@slcemail.com>
Cc: Blake Lord <Blake.Lord@kpff.com>; Brett Bures <brett.bures@co.thurston.wa.us>
Subject: RE: Aurora Oaks plat presub. 2023100589

Thank you Scott. Because the MSGA flat out allows it, and it has already been through a hearing with the HE and approved, its cut and dry to us. I'm also confused by what qualifies as Low / Moderate / High Density Residential Districts you refer to in 21.60.030. Doesn't that cover everything, including the MSGA District?

Brett, please confirm, so we can avoid spending valuable time on this during the presub. Thank you

Mark R. Steepy P.E.

Principal

[360.292.7230](tel:360.292.7230) | [360.292.4949](tel:360.292.4949) | [360.870.1921](tel:360.870.1921)
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 612 Woodland Square Loop SE, Suite 100
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mark.steepy@kpff.com

From: Scott McCormick <scott.mccormick@co.thurston.wa.us>
Sent: Friday, March 3, 2023 9:17 AM
To: Mark Steepy <mark.steepy@kpff.com>; slc <slc@slcemail.com>
Cc: Blake Lord <Blake.Lord@kpff.com>; Brett Bures <brett.bures@co.thurston.wa.us>
Subject: RE: Aurora Oaks plat presub. 2023100589

Good morning,

The code seems to be conflicting. I see what you're seeing now. I was just looking at the PRD section and was concerned when I saw this section on what districts PRDs are allowed in. See below:



If you look at 21.10.020 it does mention PRDs, but then refers to 21.60 which does not appear to allow them. Can you see the conflict there? Since A.2. say PRDs as provided in 21.60 I would think that would be the controlling section of code.

Maybe Brett can offer some clarification since it sounds like a PRD was done in this zone. I'm not familiar with that project, but I'm sure Brett can help shed some light on this. Just curious how you would interpret 21.60.030, since it doesn't mention the MGSA zone? Do you see why I was concerned and wanted to let you know so we could discuss it so we can have a productive presub? I mean reading 21.60.030 it seems pretty clear cut.

Scott McCormick | Associate Planner, MES (he/him)

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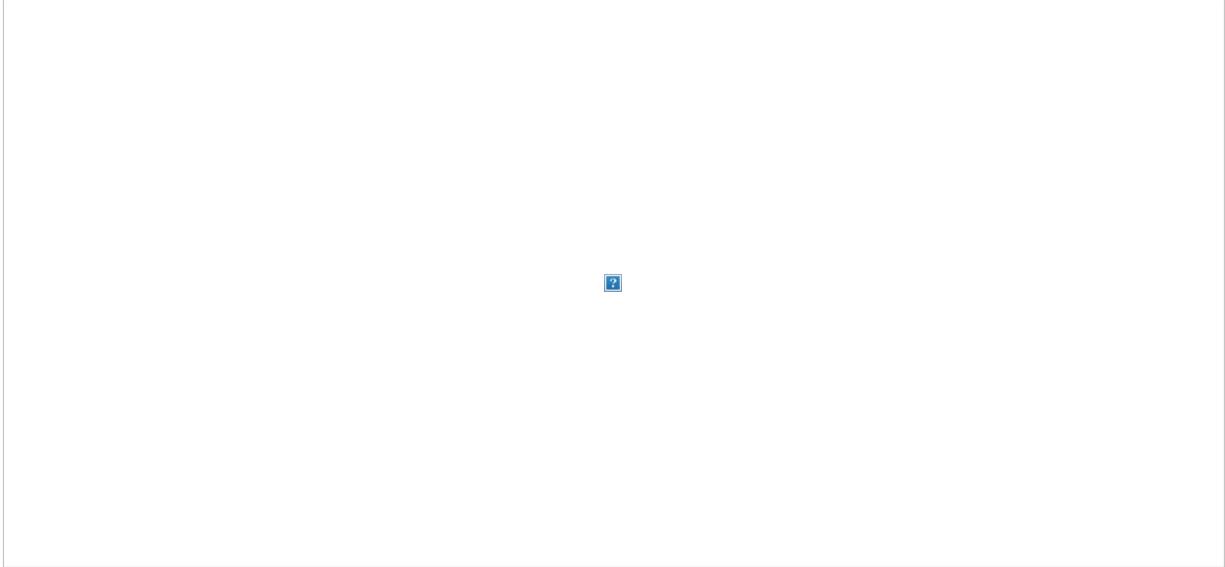
From: Mark Steepy <mark.steepy@kpff.com>
Sent: Friday, March 3, 2023 8:35 AM
To: slc <slc@slcemail.com>; Scott McCormick <scott.mccormick@co.thurston.wa.us>

Cc: Blake Lord <Blake.Lord@kpff.com>; Brett Bures <brett.bures@co.thurston.wa.us>
Subject: RE: Aurora Oaks plat presub. 2023100589

Scott, Steve Chamberlain forwarded to us your comment about a PRD not being a permitted use in the MSGA. What is proposed for Aurora Oaks is exactly what was approved for Manor House, and they have the same zoning. Below is an excerpt from 21.10 that makes reference to a PRD and 21.60 as an allowed use in the MSGA. Can you please review and get back to us right away on this issue so we can have a productive presub without this issue slowing us down? Thank you

TCC 21.10 – McAllister Springs Geologically Sensitive Area Residential District
21.10.020 – Permitted Uses
A.2. Planned residential developments as provided in 21.60 (PRD)

https://library.municode.com/wa/thurston_county/codes/code_of_ordinances?nodeId=TIT21LAURGRARZO_CH21_10MCSPEGESEARREDI



Mark R. Steepy P.E.

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From: slc <slc@slcemail.com>
Sent: Thursday, March 2, 2023 5:14 PM
To: Mark Steepy <mark.steepy@kpff.com>
Subject: FW: Aurora Oaks plat presub. 2023100589

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Scott McCormick <scott.mccormick@co.thurston.wa.us>
Date: 3/2/23 4:00 PM (GMT-08:00)
To: slc <slc@slcemail.com>
Subject: Aurora Oaks plat presub. 2023100589

Good afternoon,

I was just doing a little preliminary review on this presub for next week. I noticed that the proposal is for a PRD. Looking at the PRD code TCC 21.60.030 (below) it does not appear that PRDs are permitted in the MGSA zoning district. The zones where PRDs are permitted are listed below and doesn't include the MGSA district. I just wanted to let you know in case you want or need to make some revisions or postpone the presub meeting. Thank you and let me know if you have questions.

Scott-



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