

Scott McCormick

From: Scott McCormick
Sent: Wednesday, May 3, 2023 3:25 PM
To: Joshua Cummings; Brett Bures
Cc: Todd Mason; Arthur Saint; Scott McCormick
Subject: FW: Yelm Hwy Community Park & School-- Agenda for Friday

Good afternoon,

My thoughts so far. I took a look at Laura's questions below and I don't have answers for all of them and some don't apply any more now that we know a Master Planned Development is not the correct process for this. It should be a Special Use or actually two Special Use Permits. One SUP now for the park and another SUP later for the school seems like the most logical process. I'm not sure if there are other options or how an interlocal agreement would fit in. On gopher mitigation maybe Vince could be there to address HCP specific questions unless Brett is comfortable answering those. I've not been trained on the HCP intake process yet and I'm not sure how the HCP process would work with a project like this.

It's not clear to me what their intent is with regard to an interlocal agreement. I'm not sure what they're after. I'm not familiar with the interlocal agreement process. Maybe that's a Travis question? I don't think it's a development permit though. I think we now know the Master Planned Development is not the right process for this. Thanks for finding that Brett! Knowing that changes the conversation towards a Special Use process instead. I don't have answers re: transportation / roads questions. That would be Public Works, but since the Highway is State owned our Public Works is primarily focused on the onsite work (grading and stormwater) and transportation would mainly be with WA DOT as far as I understand. Arthur or Todd could help answer questions or give some guidance on grading and transportation though. We would not be involved with utilities as far as I know and we address critical areas through the development permit, i.e. SUP and associated CARP. I think we can tell them that a SUP is considered a development permit. I'm not sure where they found the definition they quoted. The correct definition is shorter but the answer is the same. Here's the correct definition - "Development permit" means any land use permit which must be approved prior to the improvement and development of land or structures."

I think questions 1, 3 and 4 are mostly off the table now that we know it's not going to be a Master Planned Development. I don't know the timeline or process for an interlocal agreement. It probably depends on a number of factors.

Thanks!

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

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From: Laura Keehan <lkeehan@ci.olympia.wa.us>

Sent: Wednesday, May 3, 2023 11:20 AM

To: Joshua Cummings <joshua.cummings@co.thurston.wa.us>; Brett Bures <brett.bures@co.thurston.wa.us>; Scott McCormick <scott.mccormick@co.thurston.wa.us>; Paul Simmons <psimmons@ci.olympia.wa.us>; Leonard Bauer <lbauer@ci.olympia.wa.us>; Tim Smith <tsmith@ci.olympia.wa.us>; kcross@osd.wednet.edu; Jennifer Priddy (jpriddy@osd.wednet.edu) <jpriddy@osd.wednet.edu>

Subject: Yelm Hwy Community Park & School-- Agenda for Friday

Hi All—

Sending over an agenda and some questions to help guide our time on Friday afternoon. Looking forward to discussing the path forward. Thanks!

AGENDA

- 1) Project Overview (background, grants, etc.)
- 2) Master Plan Development (MPD) Process and Timeline
- 3) Gopher Mitigation
 - a. Review and payment timeline. (The project would like to pay full mitigation now, prior to any impacts)
- 4) Interlocal Development Agreement
 - a. Topics to include: gophers, transportation, utilities, other critical areas
 - b. What is the process? (I did not find a Development Agreement section in Thurston County codes)
 - c. Timing (concurrent w/MPD approval)?

Here are some questions we have:

- 1) Can a Master Plan Development permit be considered a Development Permit?

“Development Permit” means any permit or authorization that approves a ground-disturbing activity related to a Covered Activity, including building permit, grading permit, right-of-way permit, subdivision or plat, special use permit, variance, binding site plan, development agreement, or other similar permit or approval which authorizing ground-disturbing activity in furtherance of a Covered Activity. The term “Development Permit” does not include non-project planning actions of general applicability such as the comprehensive plan, plan amendments, zoning and rezoning, annexation, sub-areas plans, and other similar area or regional land use planning actions not associated with a specific project.”
- 2) If gopher mitigation can only be attached to a grading permit, how long does it take to get a grading permit (TC processing time)?
 - a. How long is the permit good for?
 - b. How does this work for a project phased over many years, when the analysis was completed with the Land Use Approval?
- 3) Is there an expiration date for an MPD Permit? (I think “no” according to 23.57.080(G)).
- 4) How long between the Hearings Examiner Decision and BoCC Zoning Map Approval? Can we submit for development permits post HEX decision, but prior to BoCC?
- 5) Timing and process for developing an ILA.