



## COUNTY COMMISSIONERS

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Gary Edwards

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**COMMUNITY PLANNING & ECONOMIC DEVELOPMENT***Creating Solutions for Our Future*

Joshua Cummings, Director

**NOTICE OF APPLICATION****Mailed on November 23, 2022**

**Project Name & Location:** Project no. 2022105125, proposing a preliminary subdivision of 182 lots on approximately 36 acres, located at 2402 Marvin Rd SE, Lacey, WA. Parcel no(s). 11823430100; 11826110000; and 11826110300.

Hatton Godat Pantier, Attn: Jeff Pantier (point of contact/applicant/owner) submitted an application for the project listed above to Thurston County on October 13, 2022. The application has been deemed to be complete for the purpose of beginning the project review effective November 10, 2022. This application and any related documents are available for public viewing during normal business hours at the Building Development Center on the second floor of Building #1, Thurston County Courthouse, 2000 Lakeridge Drive SW, Olympia, Washington. For additional information, please contact Ron Buckholt by calling 360 786-5472 (office) or e-mail to [ron.buckholt@co.thurston.wa.us](mailto:ron.buckholt@co.thurston.wa.us) (preferred).

**Project Description:** Applicant proposes a preliminary plat of 182 single family lots on an approximate 36 acre site. The project will consist of 131 detached single family homes and 51 cluster attached style townhouses. The project will include 13 acres of open space designated in 9 separate tracts for the purposes of critical area preservation, tree preservation, stormwater, landscaping, and recreation. The property is split zoned, Low Density Residential (LD) and Moderate Density Residential (MD) – Lacey UGA in Thurston County.

**Permits Requested by the Applicant:** Division of Land, Forest Land Conversion and SEPA. **Other permits that must be obtained, to the extent known by the County, include:** None at this time.

**Environmental and Other Documents Submitted with the Application:** Master Application, SEPA Checklist, Critical Area Reports, Traffic Generation, Drainage Report, Landscaping Plans, Tree Preservation Plan, Oak Habitat Management Plan, Prairie Plant Survey, Mazama Pocket Gopher Report.

**Additional Information or Project Studies Requested by the County:** Sewer and water availability.

**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 24), Road Design Standards (TCC 15.05), and the Platting & Subdivision Ordinance (TCC 18).

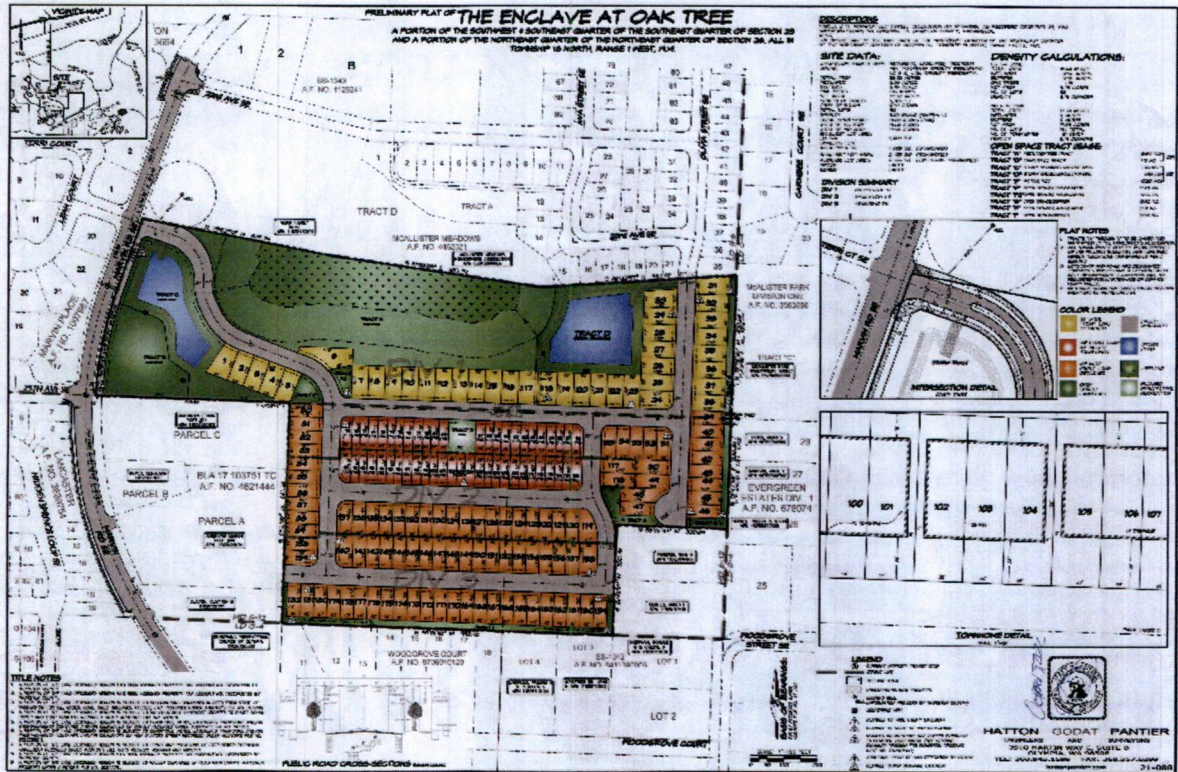
Thurston County invites your comments early in the review of this proposal. Comments should be directed to Ron Buckholt of the Community Planning and Economic Development Department at the address listed below or via e-mail to [ron.buckholt@co.thurston.wa.us](mailto:ron.buckholt@co.thurston.wa.us).



**THE 20-DAY PUBLIC COMMENT PERIOD ENDS AT 4:00 PM ON DECEMBER 13, 2022**

This notice has been provided to appropriate local and state agencies, sub-area project list subscribers, and property owners within 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 Threshold Determination. There will be a 14-day public comment period when the environmental determination is issued. Opportunities for appeal occur within seven (7) days of the end of the environmental comment period for those who submit written comments.

**Map**





## Delicia Durden

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**From:** Delicia Durden  
**Sent:** Wednesday, November 23, 2022 1:36 PM  
**To:** jbeem@drhorton.com; Min Kim; JeffP@hattonpantier.com; City of Lacey, Leah Bender; City of Lacey, Rick Walk; rfant@ci.lacey.wa.us; FD 3, Lacey; North Thurston SD, Jeffrey Goheen; NTPS, Dean Martinolich; WA Dept of Revenue, Bernhard Kruetz; WA Dept of Revenue, Jim Hazzard; WA Dept of Natural Resources (Forest) Ingrid Ness (southpuget.forestpractices@dnr.wa.gov); Bright, Robert D CIV USARMY ID-READINESS (USA); Aaron Tormanen; Bobby May; 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; Kelli Root; Michael Murphy; Nisqually Tribe, Annette Bullchild; Nisqually Tribe, Brad Beach; Nisqually Tribe, Joe Cushman; Puget Sound Energy, Amy Tousley; 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; TRPC, Michael Ambrogio; 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:** Ron Buckholt  
**Subject:** Notice of Application / Project #2022105125 - The Enclave at Oak Tree / 2402 Marvin Road SE, Olympia (Lacey UGA)  
**Attachments:** 2022105125 Notice of Application.pdf

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

**Project:** 2022105125 (Plat, SEPA, Forest Land Conversion)  
**Located at:** 2402 Marvin Road SE, Olympia (Lacey UGA)  
**Lead Project Planner:** Ron Buckholt, Senior Planner  
[ron.buckholt@co.thurston.wa.us](mailto:ron.buckholt@co.thurston.wa.us) / 360-786-5472

**Description:** Applicant proposes a preliminary plat of 182 single family lots on an approximate 36 acre site. The project will consist of 131 detached single family homes and 51 cluster attached style townhouses. The project will include 13 acres of open space designated in 9 separate tracts for the purposes of critical area preservation, tree preservation, stormwater, landscaping, and recreation. The property is split zoned, Low Density Residential (LD) and Moderate Density Residential (MD) – Lacey UGA in Thurston County.

**Comment period ends at 4:00 pm on December 13, 2022**

### APPLICATION SUBMITTALS CAN BE VIEWED ONLINE:

1. Follow this link: <https://weblink.co.thurston.wa.us/dspublic>



Adjacent Property Owners  
2022105125 – The Enclave at Oak Tree  
November 22, 2022  
300' mail radius

GLICK FAMILY TRUST  
2322 MARVIN RD SE  
OLYMPIA, WA 98503

LYNN CABIAO LLC  
9532 MARLBROOK LOOP SE  
OLYMPIA, WA 98513

ROYER, SERGE  
2544 MARVIN RD SE  
OLYMPIA, WA 98503

AMERICAN LEGION POST #94  
PO BOX 5639  
LACEY, WA 98503

~~LACEY AMER LGN POST 94~~  
~~PO BOX 5639~~  
~~LACEY, WA 98509~~

KEENEY, ROBERT & ALICIA  
8506 27TH AVE SE  
OLYMPIA, WA 98513

MANSON, JULIE C  
2521 MUGHO ST SE  
OLYMPIA, WA 98513

HICKS, JOAN S  
2503 MUGHO ST SE  
OLYMPIA, WA 98513

BOZEMAN, KEITH J & JONELL L  
4914 THOMPSON LN SE  
OLYMPIA, WA 98513

GIESE, TRAVIS L  
2522 HIDDEN SPRINGS LOOP SE  
OLYMPIA, WA 98503

IH6 PROPERTY WASHINGTON LP  
1717 MAIN ST STE 2000  
DALLAS, TX 75201

TUITELE, SEAN M & VILAYPHONE  
2530 HIDDEN SPRINGS LOOP SE  
OLYMPIA, WA 98503

HUNT, TODD & ESTELLE  
2534 HIDDEN SPRINGS LOOP SE  
LACEY, WA 98503

SIMS, MICHAEL & ALEXANDRIA  
2538 HIDDEN SPRINGS LOOP SE  
OLYMPIA, WA 98503

FERNANDEZ, ANNE  
2542 HIDDEN SPRINGS LOOP SE  
OLYMPIA, WA 98503

WILLIAMS, LINDA J & RONALD A  
2546 HIDDEN SPRINGS LOOP SE  
OLYMPIA, WA 98503

ARNESON, CRAIG V & THERESA K  
9722 HUNTER POINT RD NW  
OLYMPIA, WA 98502

RAUB, JAMES & SANG  
2304 TERRI CT SE  
OLYMPIA, WA 98503

RUSSO, REBECA  
2308 TERRI CT SE  
OLYMPIA, WA 98503

RUCHTY, RICHARD C  
PO BOX 1074  
KAILUA KONA, HI 96745-1074

EMMONS, IRENE M  
2315 TERRI CT SE  
OLYMPIA, WA 98503

STEVEN, MARILYN A  
2417 LEAH CT SE  
OLYMPIA, WA 98503

SUAZO, JACOB B & PRISCILLA  
8110 25TH AVE SE  
OLYMPIA, WA 98503

MALROY, TIMOTHY J & HEATHER C  
8100 25TH AVE SE  
OLYMPIA, WA 98503

SCROGGINS, JEREMY R & JAMMIE J  
8140 25TH AVE SE  
OLYMPIA, WA 98503

RODRIGUEZ, NORMA  
8130 25TH AVE SE  
LACEY, WA 98503

FLORES, GEORGE & BARBARA  
8120 25TH AVE SE  
OLYMPIA, WA 98503

LOT OWNERS OF MARVIN PLACE  
UNKNOWN  
OLYMPIA, WA

UNDERWOOD, JEREMY J & JESSICA N  
2410 LEAH CT SE  
LACEY, WA 98503



TRONTVET, JOSHUA D & LESLIE R  
2406 LEAH CT SE  
OLYMPIA, WA 98503

HONC, BRIAN A  
2402 LEAH CT SE  
LACEY, WA 98503

BLONDIN, AMY  
2311 CARNBEE CT SE  
OLYMPIA, WA 98513

BROWN JR, CLINTON M  
2317 CARNBEE CT SE  
OLYMPIA, WA 98513

COPE, SHIRLEY JEAN & GLEN D  
2323 CARNBEE CT SE  
OLYMPIA, WA 98513

BLUME, CHRISTOPHER T & PAMELA R  
2329 CARNBEE CT SE  
OLYMPIA, WA 98513

JUDAH, READ & RENEE  
2324 CARNBEE CT SE  
OLYMPIA, WA 98513

MCALLISTER PARK HOMEOWNERS ASSOC  
VIS GROUP  
8617 MARTIN WAY E  
LACEY, WA 98516

MCALLISTER MEADOWS HOMEOWNERS  
ASSOCIATION  
17404 MERIDIAN E STE F PMB 171  
PUYALLUP, WA 98375

LOCKE, KREG STUART & SUSAN ANN  
8247 22ND AVE SE  
LACEY, WA 98513

PARNELL, SCOTT & RACHAEL MCGINNIS  
8303 22ND AVE SE  
LACEY, WA 98513

JUNG, DUK  
2144 MAYES RD SE  
LACEY, WA 98503

HAYES, MICHAEL J & PATRICIA  
8311 22ND AVE SE  
OLYMPIA, WA 98513-3404

SIGLI, CRYSTAL R & MARTIN N  
8315 22ND AVE SE  
LACEY, WA 98513

ZABEL, KYLEE RAE  
8319 22ND AVE SE  
LACEY, WA 98513

FONZECA, IVAN  
8325 22ND AVE SE  
LACEY, WA 98513

GOETZ, KIMBERLY S  
8329 22ND AVE SE  
LACEY, WA 98513

WINDLE, NATHAN & CHRISTINE  
8333 22ND AVE SE  
LACEY, WA 98513

KNOEPFEL, CRAIG W & LESLIE M  
8337 22ND AVE SE  
LACEY, WA 98513

GRAY, SHERRI & RONALD  
8341 22ND AVE SE  
LACEY, WA 98513

DOUGLAS, STEPHEN P & LISA  
2239 AVA ST SE  
LACEY, WA 98513

WEST, LANEKA  
2243 AVA ST SE  
LACEY, WA 98513

NGUYEN, PHONG T  
2249 AVA ST SE  
LACEY, WA 98513

WRIGHT, JUSTIN M & KARAH L  
8403 23RD AVE SE  
LACEY, WA 98513

SON, YOHAN  
8409 23RD AVE SE  
LACEY, WA 98513

GALLARDO, NYRA  
8415 23RD AVE SE  
LACEY, WA 98513

STARK, BRADLEY LAWRENCE  
8421 23RD AVE SE  
LACEY, WA 98513

CHOWDHARY, ABHINEET  
8427 23RD AVE SE  
LACEY, WA 98513

NARAYANAMOORTHY, SWATHI  
8433 23RD AVE SE  
LACEY, WA 98513

WAGNER, DANIEL J  
8439 23RD AVE SE  
LACEY, WA 98513



TOBIAS, BRIAN & DARCY  
8430 23RD AVE SE  
LACEY, WA 98513

CRAWFORD, FRANCHOT T & NEDRA A  
8424 23RD AVE SE  
LACEY, WA 98513

FREEMAN, TERRY  
8416 23RD AVE SE  
LACEY, WA 98513

WORLEY, ROBERT  
8410 23RD AVE SE  
LACEY, WA 98513

ROSARIO, TYLER & JAMIE  
2232 AVA ST SE  
LACEY, WA 98513

GIRAY, RUFINO J & RUCHIE ROSAN C  
2220 AVA ST SE  
LACEY, WA 98513

LI, YU  
8423 22ND AVE SE  
LACEY, WA 98513

COOLEY, DANIEL & ERICKA L  
8429 22ND AVE SE  
LACEY, WA 98513

HAMILTON, ANDRE SHERWIN CLIFTON &  
LYNDSEY  
2219 OLIVIA ST SE  
LACEY, WA 98513

PRESCHER, SHAWN S & HEATHER  
2233 OLIVIA ST SE  
LACEY, WA 98513

BURTON, THOMAS & DAISY L  
2245 OLIVIA ST SE  
LACEY, WA 98513

SHEIKH, EMILY  
2308 OLIVIA ST SE  
LACEY, WA 98513

GILDER, ROBERT K & DAWN R  
2304 OLIVIA ST SE  
LACEY, WA 98513

OANDASAN, SADY  
CMR 411 BOX 2739  
APO AE, 09112

PHAN, KIMBERLY  
2242 OLIVIA ST SE  
OLYMPIA, WA 98513

FLORES, JONATHAN CALEB & ANGELA  
SUSAN  
2236 OLIVIA ST SE  
LACEY, WA 98513

GBEHAN, DOUHNN G & FIONA N  
2230 OLIVIA ST SE  
LACEY, WA 98513

ANDREW OWEN TRUST  
2218 OLIVIA ST SE  
LACEY, WA 98513

MCALLISTER SPRINGS LLC  
50 LASCASCADAS RD  
ORINDA, CA 94563

SSHI, LLC dba DR HORTON INC.  
11241 SLATER AVE NE, SUITE 200  
KIRKLAND, WA 98033

DRH  
1341 HORTON CIRCLE  
ARLINGTON, TX 76011

JEFF PANTIER  
HATTON GODAT PANTIER  
3910 MARTIN WAY EAST, SUITE B  
OLYMPIA, WA 98506

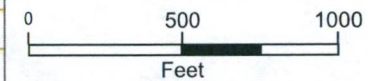


2022105125

**Legend**

Parcel Boundaries

Scale 1: 10,738



Author: Delicia Durden

Published: 11/22/2022

Note: 300' mail radius



McAllister  
Park

MARVIN RD SE

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.