

From: [Kraig Chalem](#)
To: [Caleb Perkins](#)
Cc: [Jeff Yates](#); [Brett Bures](#)
Subject: RE: West Olympia (24th Ave.) Plat. Tax parcel number: 09750029001. Address: 2000 24th Ave. NW
Date: Thursday, March 14, 2024 11:18:00 AM
Attachments: [image001.jpg](#)
[Project #2023100649 - Communication Matrix.docx](#)
[West Olympia Development IPMP Comments Included.pdf](#)

Caleb,

I previously mentioned SEPA will go out this week, and attached to this message is the comms matrix that is entered into our permit tracking system. The primary difference is that all the pages you scanned are in one document. Speaking to the matrix itself, all reviewing agents provided "Comments" with the exception of Dawn Peebles, Environmental Health. She will want to confirm that her recommended revisions, also attached, have been incorporated into the IPMP. If you can tell me when those revisions could be submitted, I can tell you the soonest I can schedule a date for Hearing.

Respectfully,

Kraig Chalem | Senior Planner

Thurston County Planning & Economic Development

[3000 Pacific Ave. SE, Olympia, Washington 98501](#)

Phone (360) 754-4034 | Fax (360) 754-2939 | TDD (800) 833-6388

kraig.chalem@co.thurston.wa.us | [Permitting Home](#) | [Thurston County BDC](#)

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From: Caleb Perkins <caleb@rjdevelopment.com>

Sent: Tuesday, March 5, 2024 3:53 PM

To: Kraig Chalem <kraig.chalem@co.thurston.wa.us>

Cc: Jeff Yates <jeff@rjdevelopment.com>; Brett Bures <brett.bures@co.thurston.wa.us>

Subject: RE: West Olympia (24th Ave.) Plat. Tax parcel number: 09750029001. Address: 2000 24th Ave. NW

Kraig,

Thanks for your time earlier between your afternoon meetings. For the sake of having something to forward along to my team, I just wanted to confirm that you'll be releasing SEPA this week and that the attached comments, most of which you sent in December, are the final comments for the first review. That being the case, I am going to direct my team to finalize revisions to these comments so we can resubmit and start round 2.

A couple other items we discussed were whether fire sprinklers are required in the homes.

Your knowledge of Thurston County's Code is that sprinklers are NOT required. And given that we are pursuing a PRD for this project, we do have leeway in various items like impervious coverage, minimum lot size, etc., so we are allowed, for example, to exceed the maximum impervious coverage per lot so long as the project as a whole does not exceed the underlying zone's limit of 40%.

It would also be helpful to schedule the Hearing Examiner hearing. Perhaps we can coordinate on that this week as well. I look forward to hearing from you again. Thank you.

Caleb Perkins, PMP

Project Manager

RJ Development

401 Central St SE

Olympia, WA 98501

Direct • (360) 810-8356

Mobile • (360) 819-6150

From: Caleb Perkins

Sent: Tuesday, March 5, 2024 11:10 AM

To: Kraig Chalem <kraig.chalem@co.thurston.wa.us>; Sher, Aaron <ajsher@kbhome.com>; Golden, Aron <ahgolden@kbhome.com>

Cc: Valentine, Patrick <pbvalentine@kbhome.com>; Kyle Herrera <kherrera@LDCcorp.com>; Brett Bures <brett.bures@co.thurston.wa.us>

Subject: RE: West Olympia (24th Ave.) Plat. Tax parcel number: 09750029001. Address: 2000 24th Ave. NW

Kraig,

I plan to stop by your office today right after lunch. Hopefully we can connect as I've been unable to reach you via phone and email.

Caleb Perkins, PMP

Project Manager

RJ Development

401 Central St SE

Olympia, WA 98501

Direct • (360) 810-8356

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From: Kraig Chalem <kraig.chalem@co.thurston.wa.us>

Sent: Friday, March 1, 2024 10:36 AM

To: Sher, Aaron <ajsher@kbhome.com>; Golden, Aron <ahgolden@kbhome.com>

Cc: Valentine, Patrick <pbvalentine@kbhome.com>; Kyle Herrera <kherrera@LDCcorp.com>; Caleb Perkins <caleb@rjdevelopment.com>; Brett Bures <brett.bures@co.thurston.wa.us>

Subject: RE: West Olympia (24th Ave.) Plat. Tax parcel number: 09750029001. Address: 2000 24th Ave. NW

Good morning Aaron,

I have deleted nonessential emails and I will need to check with staff who are not in the office today, and get back to you on Monday, maybe Tuesday.

Respectfully,

Kraig Chalem | Senior Planner

Thurston County Community Planning & Economic Development

[3000 Pacific Ave. SE, Olympia, Washington 98501](#)

Phone (360) 754-4034 | Fax (360) 754-2939 | TDD (800) 833-6388

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From: Sher, Aaron <ajsher@kbhome.com>

Sent: Friday, March 1, 2024 10:09 AM

To: Kraig Chalem <kraig.chalem@co.thurston.wa.us>; Golden, Aron <ahgolden@kbhome.com>

Cc: Valentine, Patrick <pbvalentine@kbhome.com>; Kyle Herrera <kherrera@LDCcorp.com>; Caleb Perkins <caleb@rjdevelopment.com>

Subject: RE: West Olympia (24th Ave.) Plat. Tax parcel number: 09750029001. Address: 2000 24th Ave. NW

Hi Kraig,

We just tried calling again but your voicemail is still full.

We're hoping to get clarity on the below items.

- 1). Does the PRD allow relief on impervious surface coverage, and can we get to 65%?
- 2). Are fire sprinklers required since over 30 homes and on a dead end with single access?
- 3). Can we put the landscape buffer in an easement on the lots instead of a separate tract?

Thank you very much,

Aaron Sher

Land Acquisitions

KB Home – Seattle

320 120th Ave NE, Suite 202

Bellevue, WA 98005

425-231-2277

ajsher@kbhome.com

From: Kraig Chalem <kraig.chalem@co.thurston.wa.us>

Sent: Wednesday, February 28, 2024 10:18 AM

To: Golden, Aron <ahgolden@kbhome.com>

Cc: Sher, Aaron <ajsher@kbhome.com>; Valentine, Patrick <pbvalentine@kbhome.com>

Subject: RE: West Olympia (24th Ave.) Plat. Tax parcel number: 09750029001. Address: 2000 24th Ave. NW

EXTERNAL EMAIL: Do not click links or open attachments unless you recognize the source of the email.

My apologies, I spoke to Kyle Herrera this morning. Hopefully, he able to relay the information.

Respectfully,

Kraig Chalem | Senior Planner

Thurston County Community Planning & Economic Development

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From: Golden, Aron <ahgolden@kbhome.com>

Sent: Tuesday, February 27, 2024 10:52 AM

To: Kraig Chalem <kraig.chalem@co.thurston.wa.us>

Cc: Sher, Aaron <ajsher@kbhome.com>; Valentine, Patrick <pbvalentine@kbhome.com>

Subject: West Olympia (24th Ave.) Plat. Tax parcel number: 09750029001. Address: 2000 24th Ave. NW

Kraig,

I just tried calling you, but your voice mailbox is full.

We are under contract to purchase this project from RJ Development and have questions about County vs City jurisdiction over the site, building permits, sprinkler requirements and impervious and hard surface limits. To start we need to understand:

-For impervious surface/hard surface limits are we subject to County or City code? If so does it apply to each individual lot or the entire site?

-We understand fire sprinklers are required for single family detached homes in Olympia, but are

they required for this project since it is in the County?

Can you call me back please?

Thank you,

Aron

Aron Golden
Director Acquisitions and Entitlements
KB Home – Seattle
320 120th Ave. NE, Suite 202
Bellevue, WA 98005
206-271-6613
ahgolden@kbhome.com

