

From: [Brett Bures](#)
To: [Sonja Cady](#)
Subject: FW: Enclave at Oak Tree
Date: Monday, May 6, 2024 4:15:27 PM
Attachments: [Ltr - Response to Remand FINAL 4.30.24.pdf](#)
[Preliminary Plat of The Enclave at Oak Tree-2024.05.01.pdf](#)

Sonja:

Please share with the Hearing Examiner and parties associated with the Enclave at Oak Tree remand.

Ms. Examiner:

The documents that I have reviewed for the requested response include:

- Hearing Examiner Summary of Decision (Remand) dated April 26, 2024
- Letter from Raelyn Hulquist, Entitlements Manager for DR Horton, selecting Remand option 1 dated, April 30, 2024
- Revised Preliminary Plat map received on May 1, 2024
- Hearing Examiner Post Hearing Order dated, May 1, 2024
- Thurston County Municipal Code

ANALYSIS

Landscaping – Incompatible Uses – 21.80.055

On May 1, 2024, the applicant submitted a revised Preliminary Plat Map that addressed the Remand options provided by the Hearing Examiner. In the April 30, 2024 letter signed by Raelyn Hulquist, the applicants selected Option 1 of the Remand decision. Option 1 read as follows:

Revision of the preliminary plat map and all plans to provide a 30 -foot incompatible use buffer along the rear lot lines of proposed Lots 39 through 46 and 159 through 182 together with a proposal on how to address the buffer along the sides of Lots 159 and 182.

Staff Response

The applicant appears to have met the requirements of TCC 21.80.055. The applicant is proposing a combination of landscaping easement and landscaping buffer Tracts to achieve the required 30 foot buffer. Thurston County Codes do not prohibit utilization of the combination approach to the 30 foot landscaping buffer and achieves the intent for landscaping requirements for incompatible uses. This combination has been used in other projects (Manor House) as noted in the April 30, 2024 letter from Raelyn Hulquist.

I do have clarification questions/requests:

- Associated with the April 30, 2024 letter from Raelyn Hulquist. On page 1, 3rd bullet, sub

bullet 2 it states, "Tract F is 30 wide adjacent to Lot 36." I believe that it should state Lot 46 instead of lot 36.

- Option 1 noted that "revision of the preliminary plat map and all plans" were discussed as part of the Remand. Thurston County received the Preliminary Plat map only. If approved, a complete set of plans and drawings will be needed for our files.

I am hopeful that I have satisfied the request of the Hearing Examiner. Please let me know if you have any questions.

Sincerely,

NOTICE

Beginning February 21, 2023, the Planning Services Division will be providing assistance in the Building Development Center between 10 a.m. and 2 p.m. Monday through Friday. This temporary schedule is in place until further notice. Please visit www.thurstoncountybdc.com for up to date information, hours of operation, and services provided remotely.

Brett Bures | Development Services Manager

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From: Jeff Pantier <JeffP@hattonpantier.com>

Sent: Wednesday, May 1, 2024 9:35 AM

To: Sonja Cady <sonja.cady@co.thurston.wa.us>

Cc: Brett Bures <brett.bures@co.thurston.wa.us>; 'Duana Kolouskova' <kolouskova@jmmklaw.com>; 'rhulquist@drhorton.com' <rhulquist@drhorton.com>

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Sending you again.

Jeff Pantier, PLS

Senior Vice President

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From: Jeff Pantier

Sent: Wednesday, May 1, 2024 8:24 AM

To: 'sonja.cady@thurston.wa.us' <sonja.cady@thurston.wa.us>; Brett Bures

<brett.bures@co.thurston.wa.us>

Cc: rhulquist@drhorton.com; Duana Kolouskova <kolouskova@jmmklaw.com>

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Sonja/Brett,

Please find attached updated preliminary plat map pursuant to remand decision.

Jeff Pantier, PLS

Senior Vice President

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