

**Scott McCormick**

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**From:** Scott McCormick  
**Sent:** Wednesday, August 2, 2023 10:52 AM  
**To:** Tyrell Bradley  
**Cc:** Kyle Herrera; Scott McCormick  
**Subject:** RE: Sienna 1 2022103527 Comment Matrix 1

Hi Tyrell,

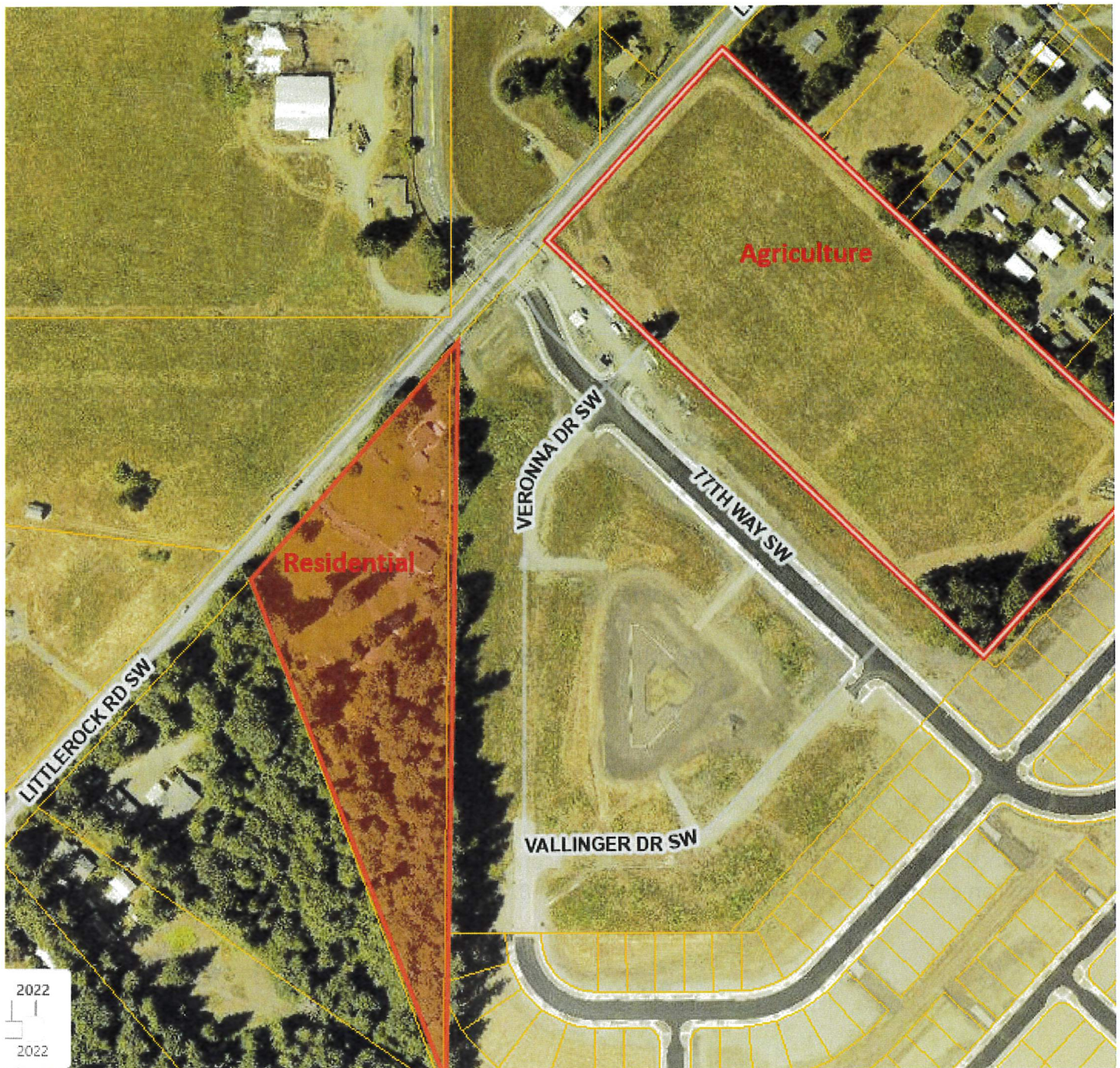
I left you a voice message but need to follow up. I didn't remember if there was a presub. before applying for this project. Was this something someone decided didn't need a presub? If there was a new presub, this incompatible use section should have been mentioned. I don't think it was in place when the original project was approved. There was a presub in 2003, but hopefully there was something more recent with current codes etc. I'm asking about this primarily because of the following section of code that I came across which seems to apply to this project.

**22.47.050 - Types of landscaping. H. Incompatible Uses. 1.b.** A proposed residential subdivision lot that is less than fifty percent of the square footage of an existing contiguous residential lot.

[https://library.municode.com/wa/thurston\\_county/codes/code\\_of\\_ordinances?nodeId=TIT22TUURGRARZO\\_CH22.47LA](https://library.municode.com/wa/thurston_county/codes/code_of_ordinances?nodeId=TIT22TUURGRARZO_CH22.47LA)

See the rest of this section which if applicable requires a 30 ft. landscaping buffer along the west side of the project. It's less clear on the east side. The parcel on the west side is residential but the parcel on the east side is used for ag. so although it's zoned residential, the use is not residential. Why don't you give me a call when you can. I'm on vacation tomorrow and back next Tuesday. I thought since this had already been approved once that there shouldn't be any really significant issues, but this appears to potentially be a big issue. You can get me at either 360 867-2116 or 360 999-8210 today.





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

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**NOTICE**