



COUNTY COMMISSIONERS

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**DEPARTMENT OF COMMUNITY PLANNING
AND ECONOMIC DEVELOPMENT**

Creating Solutions for Our Future

Joshua Cummings, Director

NOTICE OF APPLICATION

October 7, 2022

Project Name & Location: Sienna 1 Preliminary Plat and SEPA review for property located at 7731 Littlerock Road, Tumwater WA 98512.

Case: 2022103527

An application for the project listed above was submitted to Thurston County on July 13, 2022 by Baker Ave LLC (owner), AMH Development (Applicant and Tyrell Bradley, P.E., LDC Inc. (point of contact). This application and any related documents are available for public review 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 Scott McCormick at (360) 999-8210 (cell) (360) 867-2116 (office) or by e-mail at scott.mccormick@co.thurston.wa.us

Project Description: The applicant proposes to subdivide 16.18 acres into 78 single-family residential lots, one clubhouse lot, open space and storm drainage tracts. Water and sewer utilities are provided by the City of Tumwater. The Sienna 2 subdivision is to the south of the proposed project. The property is located within the Tumwater Urban Growth Area and is zoned Single family medium density (SFM) which has a standard density of between 6 – 8 dwelling units per acre.

Permits Requested by the Applicant: Preliminary Plat. **Other permits that must be obtained, to the extent known by the County, include:** Construction permits

Environmental and Other Documents Submitted with the Application: Environmental Checklist, narrative summary, landscape plans, preliminary drainage and erosion control report and plans, Mazama pocket gopher screening report, foresters report, traffic impact analysis and a preliminary subdivision map.

Additional Information or Project Studies Requested by the County: Nothing at this time.

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 22), 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 17.09), Road Design Standards (TCC 15.05), and the Platting & Subdivision Ordinance (TCC 18).

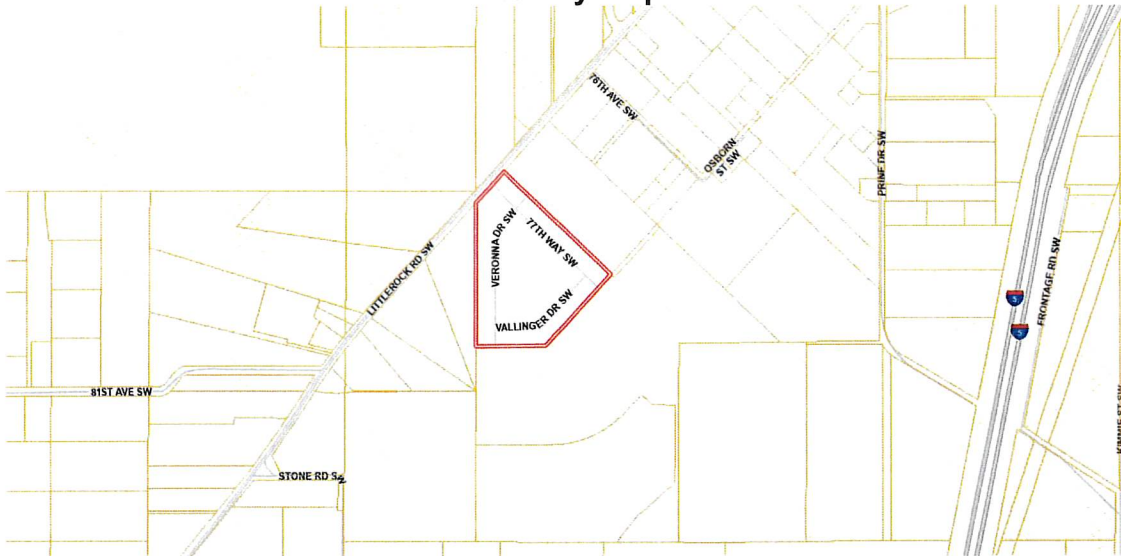
Thurston County invites your comments early in the review of this proposal. Comments should be directed to Scott McCormick, Community Planning and Economic Development Department, at the address listed below or by e-mail to scott.mccormick@co.thurston.wa.us

THE 20-DAY PUBLIC COMMENT PERIOD ENDS AT 4:00 PM ON OCTOBER 27, 2022

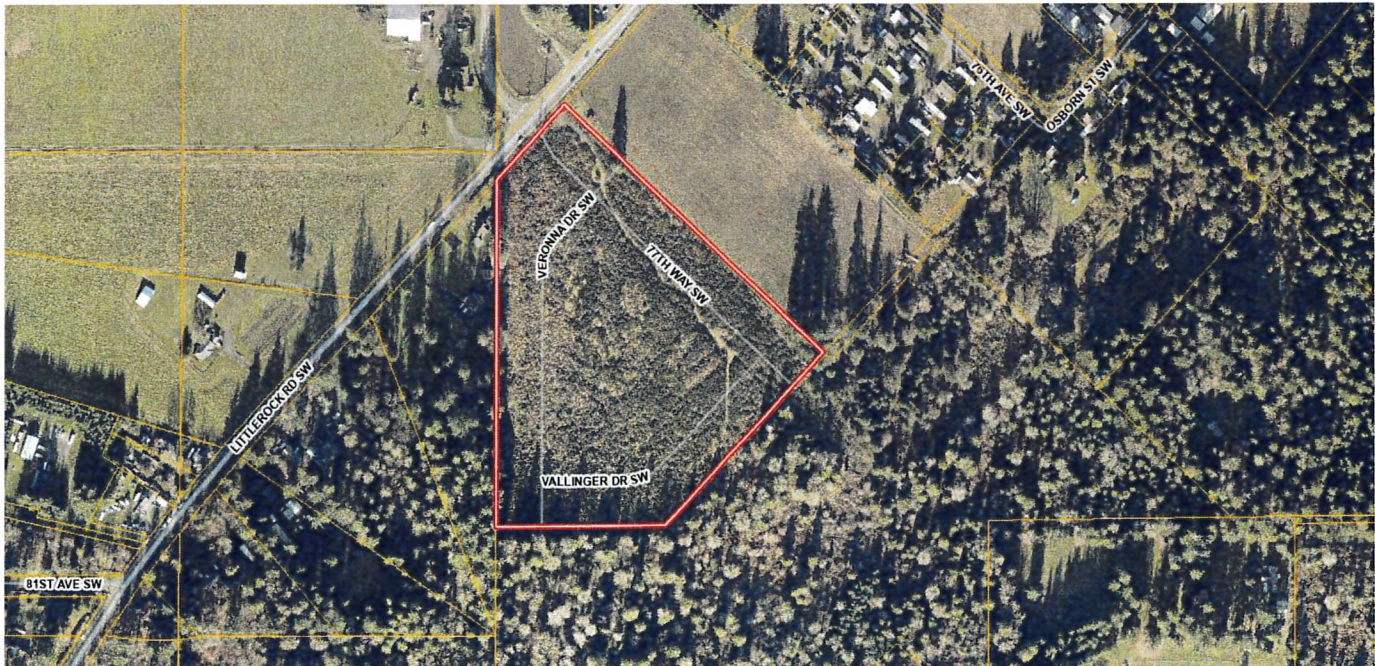
This notice has been provided to appropriate local and state agencies, tribes, sub-area project list subscribers, and property owners with 300 feet of the project site. These recipients, and any others who submit a written request to be placed on the mailing list, will also receive the following items when available: Environmental Determination and Notice of Public Hearing. The Hearing Examiner decision will be mailed to all those who participate in the public hearing and to anyone else requesting the decision in writing. Opportunities for appeal occur within fourteen (14) days of the Hearing Examiner decision for any aggrieved party. Please be aware that if you do not submit comments within this notice period, and consistent with RCW 36.70B, County staff will presume you have no comments and will proceed with review and may make project determinations accordingly.

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Vicinity Map



2020 Aerial Photo



SEC. 9, T17N., R2W., W.M.



Delicia Durden

From: Delicia Durden
Sent: Friday, October 7, 2022 1:42 PM
To: kdopss@ah4r.com; jri@jamesrihnot.com; lisa.reid@scjalliance.com; russ.kaleiwahea@westthurstonfire.org; Tumwater School District, Mel Murray; City of Tumwater, Tami Merriman; Bright, Robert D CIV USARMY ID-READINESS (USA); tbradley@ldccorp.com; 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); Kelli Root; Michael Murphy; Nisqually Tribe, Annette Bullchild; Nisqually Tribe, Brad Beach; Nisqually Tribe, Joe Cushman; Nisqually Tribe, Ken Choke; 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; Torren Valdez; 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: Scott McCormick
Subject: Notice of Application / 2022103527 - Sienna 1 Plat / Parcel No. 09090009000 (Tumwater UGA)
Attachments: 2022103527 Notice of Application.pdf

Please see the attached Notice of Application for:

Project: 2022103527 (Plat and Environmental Checklist)
Located at: Parcel No. 09090009000 (Tumwater UGA)
Lead Project Planner: Scott McCormick, Associate Planner
scott.mccormick@co.thurston.wa.us / 360-867-2116

Description: The applicant proposes to subdivide 16.18 acres into 78 single-family residential lots, one clubhouse lot, open space and storm drainage tracts. Water and sewer utilities are provided by the City of Tumwater. The Sienna 2 subdivision is to the south of the proposed project. The property is located within the Tumwater Urban Growth Area and is zoned Single family medium density (SFM) which has a standard density of between 6 – 8 dwelling units per acre.

Comment period ends at 4:00 pm on October 27, 2022

APPLICATION SUBMITTALS CAN BE VIEWED ONLINE:

1. Follow this link: <https://weblink.co.thurston.wa.us/dspublic>
2. You can search by putting in **Project** number 2022103527

Adjacent Property Owners
2022103527 – Sienna 1 Plat
October 6, 2022
300' mail radius

PARR TRUSTEES, WILLIAM H & EVELYN R
7649 LITTLE ROCK RD SW
TUMWATER, WA 98512

BAKER AVE LLC
410 MARKET ST
KIRKLAND, WA 98033

AMH DEVELOPMENT LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

PARR, TRUSTEES, WILLIAM H & EVELYN R
7649 LITTLE ROCK RD SW
TUMWATER, WA 98512

COWAN, GEORGE G
7810 LITTLE ROCK RD SW
OLYMPIA, WA 98512

BICKLE, HERBERT & JOYCE
7938 LITTLE ROCK RD SW
OLYMPIA, WA 98512

CARD, CECIL A
8004 LITTLE ROCK RD SW
OLYMPIA, WA 98512

TRESTLEWOOD TUMWATER LLC
401 CENTRAL ST SE
OLYMPIA, WA 98501

TICKNER FARM LLC
13333 CASE RD SW
OLYMPIA, WA 98512

AMH DEVELOPMENT
6811 S. 204TH STREET, SUITE 270
KENT, WA 98032

TYRELL BREDALEY
LDC INC
1411 STATE AVENUE NE, SUITE 200
OLYMPIA, WA 98506

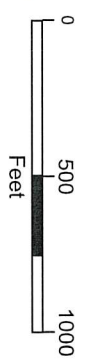
LISA REID
SCJ ALLIANCE
1148 NW LEARY WAY
SEATTLE, WA 98107

2022103527

Legend

- Parcel Boundaries
- Roads - Major
- Ramp
- I-5: US 101
- Major Roads
- County Border

Scale 1: 10,738



Author: Delicia Duren
Published: 10/6/2022
Note: 300' mail radius

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