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DEPARTMENT OF COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT

Creating Solutions for Our Future

Joshua Cummings, Director

NOTICE OF APPLICATION October 6, 2023

Project Name & Location: Sienna 1 Preliminary Plat Hearing Examiner Variance for property located at 7731 Littlerock Road, Tumwater WA 98512.

Case: 2022103527

An application for the preliminary plat project listed above was submitted to Thurston County on July 13, 2022 and the variance was submitted on September 22, 2023 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 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. The proposal related to this notice is a request for a variance to incompatible use standards requiring a 30 ft. buffer along the west side of the site. The request is to reduce this buffer from 30 ft. to a minimum of 8 ft. Additional landscaping is proposed in this area.

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).

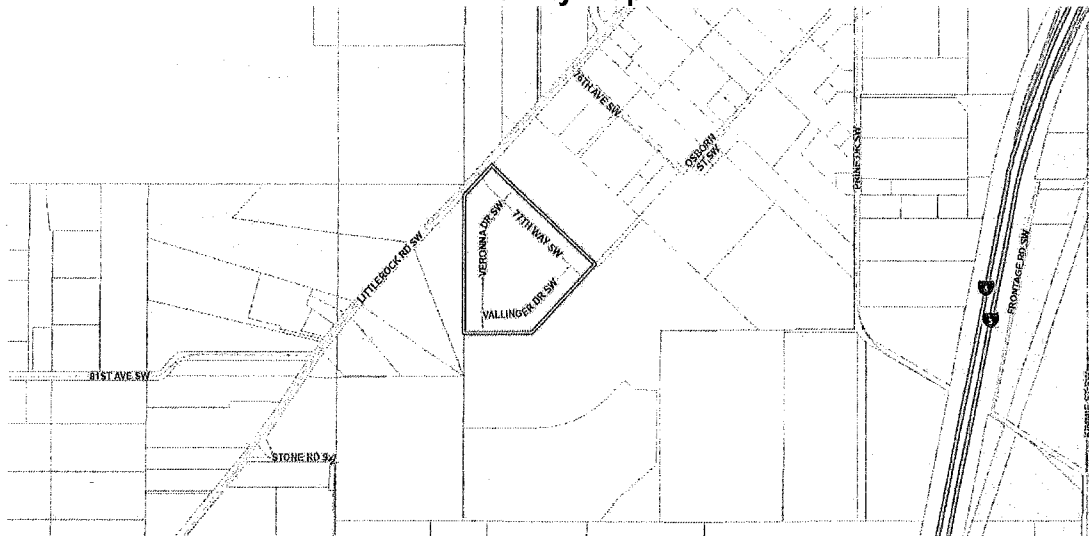
Thurston County invites your comments early in the review of this proposal. Comments should be directed to Scott McCormick, Community Planning and Economic Development Department, at the address listed below or by e-mail to scott.mccormick@co.thurston.wa.us

THE 20-DAY PUBLIC COMMENT PERIOD ENDS AT 4:00 PM ON OCTOBER 26, 2023

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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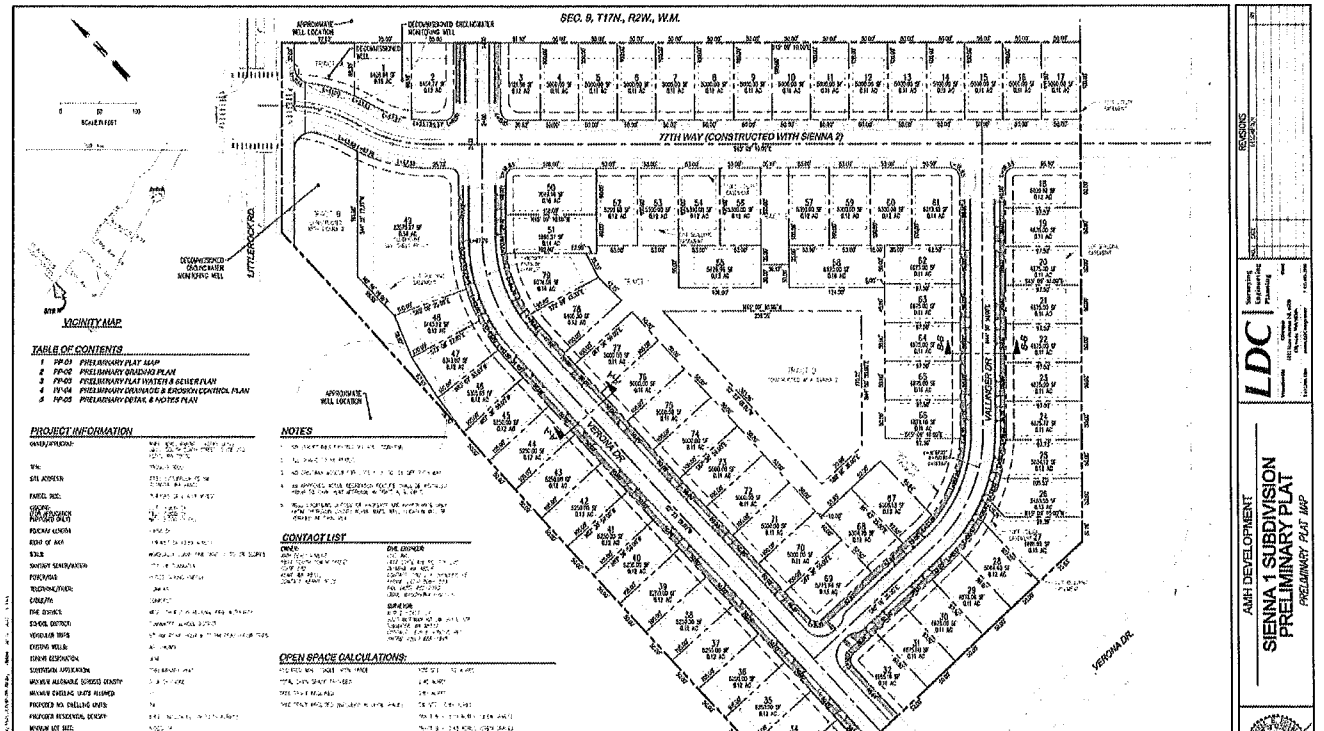
Vicinity Map



2020 Aerial Photo



Preliminary Plat Map



Sample Section of Reduced Buffer

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