

Scott McCormick

From: Jared Crews <JCrews@ci.tumwater.wa.us>
Sent: Thursday, August 31, 2023 2:50 PM
To: Scott McCormick; Tami Merriman; Jeff Query; Al Christensen
Cc: Alex Baruch
Subject: RE: SEPA (MDNS) Mitigated Determination of Nonsignificance #2022103527 - Sienna 1

Scott,

I agree. Updated in red below for your comment and specify trip count for this project.

Jared Crews | Engineer II
 City of Tumwater Transportation & Engineering

From: Scott McCormick [mailto:scott.mccormick@co.thurston.wa.us]
Sent: Thursday, August 31, 2023 2:46 PM
To: Jared Crews <JCrews@ci.tumwater.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>; Jeff Query <JQuery@ci.tumwater.wa.us>; Al Christensen <AChristensen@ci.tumwater.wa.us>
Cc: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: RE: SEPA (MDNS) Mitigated Determination of Nonsignificance #2022103527 - Sienna 1

Hi Jared,

Since this is a prelim. plat would it be more appropriate to condition it such that they are required to comply with the condition prior to final plat approval? Let me know if that sounds ok. Thanks!

Scott McCormick | Associate Planner, MES (he / him)
 Thurston County Community Planning & Economic Development
 3000 Pacific Ave SE, Suite 100, Olympia, Washington 98501
Office (360) 867-2116 | **Cell** (360) 999-8210 | **Fax** (360) 754-2939 | **TDD** (800) 833-6388
Scott.mccormick@co.thurston.wa.us | www.thurstoncountybdc.com

This communication is a public record and may be subject to disclosure under the Washington State Public Records Act, RCW 42.56.

**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.

From: Jared Crews <JCrews@ci.tumwater.wa.us>
Sent: Thursday, August 31, 2023 2:41 PM
To: Scott McCormick <scott.mccormick@co.thurston.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>; Jeff Query <JQuery@ci.tumwater.wa.us>; Al Christensen <AChristensen@ci.tumwater.wa.us>

Cc: Alex Baruch <ABaruch@ci.tumwater.wa.us>

Subject: RE: SEPA (MDNS) Mitigated Determination of Nonsignificance #2022103527 - Sienna 1

Scott,

No problem. Below is the standard language we have used on our projects with a similar requirement.

Finding:

1. The Tumwater Boulevard/I-5 northbound ramps intersection currently operates at LOS F during both peak periods for the northbound left-turn movement. The project is projected to add **fifty-three** trips to this intersection. The City has recently developed a SEPA improvement project for the Tumwater Boulevard/I-5 interchange that include intersection improvements at the northbound I-5 ramps intersection, with a peak hour per trip impact fee of \$4,219 for each trip entering the interchange area.

Mitigation Measure (Condition):

1. Prior to issuance of the **final plat**:
 - a. Construct a roundabout at the northbound Interstate 5 On/Off Ramp and Tumwater Boulevard intersection; or
 - b. Voluntarily pay a mitigation fee of \$4,219 per peak trip generated by this project under RCW 82.02.020 to be used as described herein:
Tumwater Boulevard/I-5 Interchange: The City's planned transportation improvements at the Tumwater Boulevard/I-5 interchange include converting the interchange to a roundabout diamond interchange by replacing the southbound on/off ramp signal and northbound stop controlled intersections with roundabouts. If the subject development has trips to the interchange before the roundabout is constructed, a temporary signal will be required.

Jared Crews | Engineer II
City of Tumwater Transportation & Engineering

From: Scott McCormick [<mailto:scott.mccormick@co.thurston.wa.us>]

Sent: Thursday, August 31, 2023 2:36 PM

To: Jared Crews <JCrews@ci.tumwater.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>; Jeff Query <JQuery@ci.tumwater.wa.us>; Al Christensen <ACChristensen@ci.tumwater.wa.us>

Cc: Alex Baruch <ABaruch@ci.tumwater.wa.us>

Subject: RE: SEPA (MDNS) Mitigated Determination of Nonsignificance #2022103527 - Sienna 1

Hi Jared,

Can you tell me how you'd like the condition to read specifically? That would be very helpful. Thank you!

Scott

From: Jared Crews <JCrews@ci.tumwater.wa.us>

Sent: Thursday, August 31, 2023 1:23 PM

To: Tami Merriman <TMerriman@ci.tumwater.wa.us>; Jeff Query <JQuery@ci.tumwater.wa.us>; Al Christensen <ACChristensen@ci.tumwater.wa.us>; Scott McCormick <scott.mccormick@co.thurston.wa.us>

Cc: Alex Baruch <ABaruch@ci.tumwater.wa.us>

Subject: RE: SEPA (MDNS) Mitigated Determination of Nonsignificance #2022103527 - Sienna 1

Hey Scott,

This is Jared over at the City of Tumwater. On the MDNS there should have been an additional comment for Tumwater regarding SEPA mitigation fees for trips to the Tumwater Blvd interchange.

The fee is \$4,219.00 per peak hour trip. I believe the trip generation assessment had 53 peak hour trips to the interchange.

Tumwater would like to see this comment added to the MDNS.

Let me know if you have any additional questions. Thanks,

Jared Crews | Engineer II
City of Tumwater Transportation & Engineering

From: Tami Merriman
Sent: Wednesday, August 30, 2023 10:32 AM
To: Jared Crews <JCrews@ci.tumwater.wa.us>; Jeff Query <JQuery@ci.tumwater.wa.us>; Al Christensen <AChristensen@ci.tumwater.wa.us>
Cc: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: FW: SEPA (MDNS) Mitigated Determination of Nonsignificance #2022103527 - Sienna 1

If you have comments, please respond to Scott McCormick directly, and copy to our file TUM-23-0163

Thanks

Tami Merriman | Permit Manager
City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180
tmerriman@ci.tumwater.wa.us | www.ci.tumwater.wa.us

From: Delicia Durden <delicia.durden@co.thurston.wa.us>
Sent: Wednesday, August 30, 2023 10:07 AM
To: rdapcevich@ah4r.com; jri@jamesrihnot.com; tbradley@ldccorp.com; Chehalis Tribe <dpenn@chehalis-tribe.org>; Chehalis Tribe, Amy Loudermilk <aloudermilk@chehalis-tribe.org>; Nisqually Tribe, Brad Beach <beach.brad@nisqually-nsn.gov>; Nisqually Tribe, Annette Bullchild <bullchild.annette@nisqually-nsn.gov>; Squaxin Tribe, Scott Steltzner <[ssteltzner@squaxin.us](mailto:sseltzner@squaxin.us)>; Squaxin Tribe, Melissa Puhn <mpuhn@squaxin.us>; Squaxin Tribe, Shaun Dinubilo <[squinubilo@squaxin.us](mailto:sdinubilo@squaxin.us)>; Squaxin Tribe, Eric Marbet <emarbet@squaxin.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>; Arthur Saint <arthur.saint@co.thurston.wa.us>; Dawn Peebles <dawn.peebles@co.thurston.wa.us>; Tumwater School District, Mel Murray <mel.murray@tumwater.k12.wa.us>; Jackie Wallner ORCAA (<aaron.manley@orca.org> <aaron.manley@orca.org>; <russ.kaleiwahea@westthurstonfire.org>; Eva Barber (<evba461@ECY.WA.GOV> <evba461@ECY.WA.GOV>; Opal Smitherman (<odav461@ECY.WA.GOV> <odav461@ECY.WA.GOV>; <sasm461@ECY.WA.GOV>
Cc: Scott McCormick <scott.mccormick@co.thurston.wa.us>
Subject: SEPA (MDNS) Mitigated Determination of Nonsignificance #2022103527 - Sienna 1

Please see the attached SEPA (MDNS) Mitigated Determination of Nonsignificance

Project: 2022103527 – Sienna 1
Located at: Parcel #09090009000 (Tumwater UGA)
Lead Project Planner: Scott McCormick, Associate Planner

Comment Deadline: **September 13, 2023**
Appeal Deadline: **September 20, 2023**

Description: Subdivide 16.18 acres into 78 single-family residential lots and four open space tracts to be used for stormwater facilities, recreation and tree tracts. All lots will be served by Tumwater domestic water and sanitary sewer utilities. Access to the subdivision will be by way of a new internal street constructed east off of Littlerock Road SW. Approximately 13,600 cubic yards of materials cut and filled for road and utility construction. The site was previously logged as permitted by project number 2004104043. The property is located in the Tumwater Urban Growth Area and is zoned Single-Family Medium Density Residential (SFM).

Delicia Durden | Administrative Assistant

Thurston County Community Planning & Economic Development

3000 Pacific Avenue SE, Suite 100, Olympia, Washington 98501

Phone (360) 867-2110 | **Fax** (360) 754-2939 | **TDD** (800) 833-6388

delicia.durden@co.thurston.wa.us | www.thurstoncountybdc.com