

NOTICE OF PUBLIC HEARING

For the Thurston County Hearing Examiner

NOTICE IS HEREBY GIVEN that the Thurston County Hearing Examiner will hold a virtual public hearing on **January 22, 2024**, during the morning session beginning at **10:00 a.m.** or shortly thereafter regarding the following project:

Project #: 2023102411 Aurora Oaks Planned Residential Development

Applicant: Aurora Oaks LLC

Request: The applicant proposes to subdivide 30.59 acres into 171 single-family residential lots, although the project is reviewing the potential of up to 180 lots. The final lot count will be determined prior to a public hearing although density cannot exceed 6 dwelling units per acre. A PRD process was chosen by the applicant in order to have flexibility in lot size. There will be 9.72 acres of open space broken into three (3) tracts with the largest located at the project entrance on the north side. Critical areas include Oregon white oaks which will be protected. Water and sewer utilities are provided by the City of Lacey. Up to 20 MBF of timber may be removed. Most trees except Oregon white oaks will be removed. Earthwork is approximately 44,263 CY cut and 24,383 CY fill. The property is located within the Lacey Urban Growth Area and is zoned McAllister Geologically Sensitive Area (MGSA) which has a standard density of between 3 - 6 dwelling units per acre.

Location: Near the southeast corner of Sleater-Kinney Rd NE and 26' Ave NE

Legal Description: 1-17-1W NW NW W675.5F OF E990F LESS N30F HENSLIN RD; known as Parcel numbers: 11701220100, 11701220300 and 11701230700.

This will be **a virtual hearing held only via telephone and online webinar**. To attend the hearing online go to www.thurstonhearingexaminer.org. To attend the meeting via telephone or to have meeting instructions emailed to you, please contact Sonja Cady at 360-972-6901.

All interested persons are invited to present testimony relevant to the above-requested action(s). If unable to attend virtually, written statements may be submitted by e-mail at sonja.cady@co.thurston.wa.us. *Statements must be received by 5:00 p.m. on the business day preceding the hearing. Verbal and written testimony will be accepted at the hearing. Phone calls to staff are not considered part of the hearing record.*

We encourage the public to submit comment prior to the meeting to the Land Use Clerk, Sonja Cady at sonja.cady@co.thurston.wa.us to be entered into the record. Please contact Sonja Cady by 5:00 pm the day before the hearing if you would like to give testimony, would like to be on the Decisions list to receive the decision, or would like to be a Party of record. You may also ask at the virtual public hearing.

Copies of the staff report regarding this project are available one week prior to the hearing. Any additional exhibits will be posted as received. Staff reports and additional Hearing Examiner information can be found online at the Thurston County Hearing Examiner website at www.thurstonhearingexaminer.org.

DO NOT PUBLISH BELOW THIS LINE

Publish: **The Olympian – January 12, 2024**

I Sonja Cady _____ certify this notice was mailed to the Applicant, Adjacent Property Owners, Lacey Fire District, and the North Thurston School District:

Dated this 5th day of January 2024.

Adjacent Property Owners
2023102411 – Aurora Oaks
June 8, 2023
300' mail radius

HUSTON, EDWARD E
8727 58TH AVE SE
OLYMPIA, WA 98513

JAS GROUP LLC
154 LAKE WASHINGTON BLVD E
SEATTLE, WA 98112

TERWILLEGER, SHERAL L
8529 58TH AVE SE
OLYMPIA, WA 98513

ROOD, JOSEPH & ASHLEY
8509 58TH AVE SE
OLYMPIA, WA 98513

ROBISCHON, PAUL J
8521 58TH AVE SE
OLYMPIA, WA 98513

CHRISTENSON, DOUGLAS H & FERN K
8535 58TH AVE SE
OLYMPIA, WA 98513

STEVE CHAMBERLAIN
AURORA OAKS DEVELOPMENT
4570 AVERLY LN SE, STE C
LACEY, WA 98503

TORRES, FREDY PERETE
8725 58TH AVE SE
OLYMPIA, WA 98513

ARMSTRONG, BETTE L
8739 58TH AVE SE
OLYMPIA, WA 98513

SAMUELSON, KRISTI LYNNE
8745 58TH AVE SE
OLYMPIA, WA 98513

LARSON, DAVID D
6137 WALDON DR SE
OLYMPIA, WA 98513

WAKEFIELD, GREG & JEANETTE
630 OCEANVIEW DR
ANCHORAGE, AK 99515

BRANHAM, RONALD D
6115 WALDON DR SE
OLYMPIA, WA 98513

DAVIS, RONALD C
6113 WALDON DR SE
OLYMPIA, WA 98513

DIXON, JOSHUA M
6119 WALDON DR SE
OLYMPIA, WA 98513

HARRELL, LINDSEY
6125 WALDON DR SE
OLYMPIA, WA 98513

ROBBINS, TRUSTEE, DONALD J
7636 KENZI ST SE
OLYMPIA, WA 98513

JOHNSTON, GARY R
6138 WALDON DR SE
OLYMPIA, WA 98513

SAUERS, RICHARD S
6124 WALDON DR SE
OLYMPIA, WA 98513

MACDONALD, WILLIAM H
9100 YELM HWY SE
OLYMPIA, WA 98513

IVERSON, JEANNETTE E
1102 STATE AVE NE
OLYMPIA, WA 98506

VPAMH MANOR HOUSE LB LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

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OLYMPIA, WA 98513-4789

NARAYAN, ANASTACIA
6221 WINNWOOD LOOP SE
OLYMPIA, WA 98513

GIRARD, BRAD ALLAN & RAQUEL
6211 WINNWOOD LOOP SE
OLYMPIA, WA 98513-7622

EDWARDS, DALE
6205 WINNWOOD LOOP SE
OLYMPIA, WA 98513

REGGIO, BRIAN THOMAS
6133 WINNWOOD LOOP SE
OLYMPIA, WA 98513

HANSEN, SEAN
6119 WINNWOOD LOOP SE
OLYMPIA, WA 98513

JACK, JAMES K
4152 EDGEWATER BLVD NE
LACEY, WA 98516-6274

FERGUSON, MAN S
2115 DAVIS CT NE
TACOMA, WA 98422

COOPER, KEVIN WAYNE & TRACY CARLINE
6124 WINNWOOD LOOP SE
OLYMPIA, WA 98513

CAMPBELL, NEAL J
6132 WINNWOOD LOOP SE
OLYMPIA, WA 98513

GILBERT, BENJAMIN D & JEANNIE M
25908 NE 42ND PL
REDMOND, WA 98053

WAITE, GINGER
6208 WINNWOOD LOOP SE
OLYMPIA, WA 98513

ACKERSON, CHARLES W & ELIZABETH A
6212 WINNWOOD LOOP SE
OLYMPIA, WA 98513

HECOX, JOSEPH
6216 WINNWOOD LOOP SE
OLYMPIA, WA 98513

DANIEL, BETH A
BOLLINGER, DAVID
6710 BOSTON HARBOR RD NE
OLYMPIA, WA 98506

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OLYMPIA, WA 98516

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TUMWATER, WA 98511

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LACEY, WA 98503

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Olympia, WA 98513

Casey Deligeannis
6524 Waldon Drive SE
Olympia, WA 98513

Tim Andruss
Winnwood HOA President
6031 Winnwood Loop SE
Olympia, WA 98513

Steven B. Edwards
5926 Winnwood Drive SE
Olympia, WA 98513

Winnwood HOA c/o Gilbert
5813 Winnwood Drive SE
Olympia, WA 98513

Evangeline Andruss
5821 Winnwood Drive SE
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Todd and Sara Garrettson
10323 9th Avenue SW
Seattle, WA 98177

Olympia Landlord Services
115 State Avenue NE
Olympia, WA 98501

Debbie Guillot
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Olympia, WA 98513

Jake Wager
5849 Winnwood Drive SE
Olympia, WA 98513

Bob and Melanie Jenner
5919 Winnwood Drive SE
Olympia, WA 98513

Pat and Christa Higgs
5927 Winnwood Drive SE
Olympia, WA 98513

Manabu and Yoshimi Mizushima
5933 Winnwood Drive SE
Olympia, WA 98513

Same and Barbara Cagle
6011 Winnwood Drive SE
Olympia, WA 98513

Lorene Ausburn & Richard Pelley
6023 Winnwood Loop SE
Olympia, WA 98513

Rick and Debbie Bonner
6039 Winnwood Drive SE
Olympia, WA 98513

Kathy and Les Robinette
6032 Winnwood Drive SE
Olympia, WA 98513

Zachary Henslee & ChristieWegley-
Henslee
6225 Winnwood Loop SE
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Debbie Ikerd
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Dove Kanzler
6140 Winnwood Loop SE
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Mary and Jeremy O'Briend
6220 Winnwood Loop SE
Olympia, WA 98513

Chris Pellett and Cass Adams
6224 Winnwood Loop SE
Olympia, WA 98513

Jeff and Sheri Miller
5844 Winnwood Drive SE
Olympia, WA 98513

Marla Betz
8405 Winnwood Court SE
Olympia, WA 98513

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8415 Winnwood Court SE
Olympia, WA 98513

David and Susan Counard
8429 Winnwood Court SE
Olympia, WA 98513

Damian and Lydia Longmire
8426 Winnwood Court SE
Olympia, WA 98513

Miller/Munroe Properties LLC
PO Box 2534
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Kat and Mike Bosold
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Olympia, WA 98513

Gary and Kathy Cramer
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