

COUNTY COMMISSIONERS

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RESOURCE STEWARDSHIP DEPARTMENT

Creating Solutions for Our Future

Cliff Moore
Director

NOTICE OF APPLICATION

Mailed On February 11, 2014

Project Name & Location: Preliminary Plat of Oak Springs, located at 3146 Marvin Road SE, Also known as Parcel No: 11825240000

Land Use Case #: 2013104463 (13 112596 ZJ)

An application for the project listed above was submitted on October 18, 2013 to Thurston County by Mark Conwell. The application was deemed to be complete for the purpose of beginning the project review on November 15, 2013. This application and any related documents are available for public review during normal business hours at the Permit Assistance Center on the second floor of Building #1, Thurston County Courthouse, 2000 Lakeridge Drive SW, Olympia, Washington 98502-6045. For additional information, please contact Tony Kantas by calling (360) 786-5472. My email address is kantast@co.thurston.wa.us.

Project Description: The proposal is for Preliminary Plat approval to subdivide 20.2 acres into 89 single-family residential lots with 1.19 acres designated as open space. The subject property is within the Lacey Urban Growth Area and the underlying zoning is Low Density Residential District (LD 3-6). All proposed dwelling units are proposed to connect to the City of Lacey sewer and water.

Permits Requested by the Applicant: Preliminary Plat, Forestland Conversion, and SEPA. **Other permits that must be obtained, to the extent known by the County, include:** grading permit.

Environmental and Other Documents Submitted with the Application: Master application, Preliminary Division of Land Application, Forest Land Conversion Application, Environmental Checklist, Project Narrative, Preliminary Drainage and Erosion Control Report, Traffic Impact Analysis, Integrated Pest Management Plan, Landscape Plan, Tree Plan, Oak Habitat Management Plan, and Preliminary Plat Map.

Additional Information or Project Studies Requested by the County: Additional information in regards to the Oak Habitat Management Plan.

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: Comprehensive Land Use Plan for the City of Lacey and Lacey Urban Growth Area, Zoning Ordinance (TCC 21), Critical Areas Ordinance (TCC 24), Stormwater Drainage Design and Erosion Control Manual (TCC 15.05), International Building Code (TCC 14), State Environmental Policy Act (SEPA) Ordinance (TCC 17.09), Forest Practice Ordinance (TCC 17.25), 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 Tony Kantas at the address listed below.

THE 20-DAY PUBLIC COMMENT PERIOD ENDS AT 4:00 PM ON MARCH 3, 2014

This notice has been provided to appropriate local and state agencies, tribes, sub-area project list subscribers, and property owners within 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 Threshold 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. Additionally, there will be a 14-day public comment period when the environmental determination is issued. Opportunities for appeal occur within seven (7) days of the end of the environmental comment period for those who submit written comments and within fourteen (14) days of the Hearing Examiner decision for any aggrieved party.

Thurston County Map



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LEGEND

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| Roads | Water Bodies |
| Streams | Zoning |
| Contours | Cities |
| Wetlands | Parcels |
| Wetland Buffers | |

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, ALL IN TOWNSHIP 10 NORTH, RANGE 1 WEST, 11M EAST 100

