

Laura Keehan

From: Laura Keehan
Sent: Wednesday, May 3, 2023 11:20 AM
To: Joshua Cummings; Brett Bures (brett.bures@co.thurston.wa.us); Scott McCormick; Paul Simmons; Leonard Bauer; Tim Smith; kcross@osd.wednet.edu; Jennifer Priddy (jpriddy@osd.wednet.edu)
Subject: Yelm Hwy Community Park & School-- Agenda for Friday

Hi All—

Sending over an agenda and some questions to help guide our time on Friday afternoon. Looking forward to discussing the path forward. Thanks!

AGENDA

- 1) Project Overview (background, grants, etc.)
- 2) Master Plan Development (MPD) Process and Timeline
- 3) Gopher Mitigation
 - a. Review and payment timeline. (The project would like to pay full mitigation now, prior to any impacts)
- 4) Interlocal Development Agreement
 - a. Topics to include: gophers, transportation, utilities, other critical areas
 - b. What is the process? (I did not find a Development Agreement section in Thurston County codes)
 - c. Timing (concurrent w/MPD approval)?

Here are some questions we have:

- 1) Can a Master Plan Development permit be considered a Development Permit?
 “Development Permit” means any permit or authorization that approves a ground-disturbing activity related to a Covered Activity, including building permit, grading permit, right-of-way permit, subdivision or plat, special use permit, variance, binding site plan, development agreement, or other similar permit or approval which authorizing ground-disturbing activity in furtherance of a Covered Activity. The term “Development Permit” does not include non-project planning actions of general applicability such as the comprehensive plan, plan amendments, zoning and rezoning, annexation, sub-areas plans, and other similar area or regional land use planning actions not associated with a specific project.”
- 2) If gopher mitigation can only be attached to a grading permit, how long does it take to get a grading permit (TC processing time)?
 - a. How long is the permit good for?
 - b. How does this work for a project phased over many years, when the analysis was completed with the Land Use Approval?
- 3) Is there an expiration date for an MPD Permit? (I think “no” according to 23.57.080(G)).
- 4) How long between the Hearings Examiner Decision and BoCC Zoning Map Approval? Can we submit for development permits post HEX decision, but prior to BoCC?
- 5) Timing and process for developing an ILA.

Thanks!

Laura Keehan
 Parks Planning and Design Manager

