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**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Joshua Cummings, Director

Creating Solutions for Our Future

MEMO:

Date: 03/20/24

Re: City of Olympia Park SUP 2023100892, 20 year phasing

To: The Hearing Examiner

From: Scott McCormick, MES, Associate Planner

Good morning,

I realized after the hearing that this issue of the necessary 20 year phasing for the project was not adequately addressed in my staff report, by the applicant or at the public hearing. This longer than usual approval was discussed at least briefly in the "Request" section of the staff report on page 1 so it was mentioned but was not mentioned in the "Department Recommendation" section at the end of the staff report where the requested permit is described. This was an oversight. The reason that the project needs a 20 year approval period is that this is a long-term project that will be developed in phases over the next 20 years. If it goes beyond that they may need to come back for a follow up hearing or an extension if regulations permit. At this point we only need to consider the 20 year phased development of the site. Phasing will depend on funding for the project which will not occur all at once. Work on site will occur as funds are available and this work will be reviewed through the applicable development permits at the time whether that be a grading / construction permit or a commercial building permit.

Staff recommends the following condition be added, "The project Special Use Permit, if approved shall sunset 20 years following the final decision date for the project."

Please let me know if you need any additional information or clarification.

Sincerely,

Scott McCormick, MES, Associate Planner