



Written Order

Tehaleh EBPC, Phase 2, Project Master Plan Minor Modification #1

Employment Parcels V1 and V2 and O2-O13 Parcels and 2G.4 Parcel within the Plat of Glacier Pointe at Tehaleh

Application Number: 945637

Tax Parcel Numbers: 0519202010, 0519202012, 0519202014, 0519202015, 0519202016, 05192020118, 7002811890, 519271034, 519232007, 519227005, 519226006, 0519221010-011, 012, 013, 014, 015, 016, 017, 519222025-027, 028, 029, 030, 035, 037, 519223032-035, 036, 037, 519224009-010, 011, 012, 013, 014, 015, 519, 519272002-003, 004, 006, 007

December 22, 2020

Proposal: The request is for a Minor Modification to the Cascadia (aka Tehaleh) Employment Based Planned Community (EBPC) Planned Unit Development (PUD) approval, as amended. The Minor Modification includes the following:

- The V1 Community Center area is being revised to match the final plat for the Tehaleh Commerce Center Lots 1- 7. The V2 Business Park area is being revised to match the final plat for the Tehaleh Commerce Center (Tract B) future development area. The purpose of this revision is to match the appropriate zoning with the respective lots on the final plat.
- The area within the O Parcels is being modified to show recent planning and preliminary plat layout for the residential and clubhouse/restaurant uses within the Glacier Pointe plat. The purpose of this modification is to align the planning parcels, roads, open space and public facilities parcels with the proposed glacier Pointe parcels.

Project Location: No assigned address. The site is within Section(s) 22, 23, 27, T19N, R5E, W.M., in Council District #1.

Staff Decision: The request is approved subject to the conditions listed at the end of this Written Order.

The project has been reviewed for conformance with:

- Tehaleh Phase 2 Development Agreement and implementing Project Master Plan.

The Department finds that the proposal meets the criteria required for the granting of a Minor Modification to the Cascadia (aka Tehaleh) EBPC PUD approval, provided the conditions of approval are met. The proposed changes will not significantly impact surrounding uses beyond what was originally approved and will not alter the role that the V1 and V2 Parcels and the O Parcels play in the overall Tehaleh community. The permit does not require a public hearing before the Examiner.

County Contact: Tony Kantas, Senior Planner, 253-798-2789, tony.kantas@co.pierce.wa.us

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#!/permitSearch/permit/departmentsStatus?applPermitId=945637>



Project Information

Application Complete Date: October 21, 2020

Property Owner / Applicant: NASH Cascadia Verde, LLC
505 South 336th Street, Suite 430
Federal, Way, WA 98003
menebrad@newlandco.com

Agent: MacKay Sposito
Attn: Pam Hoerle
33400 8th Avenue South, Suite 130
Federal, Way, WA 98003
phoerle@mackaysposito.com

State Environmental Policy Act (SEPA)

The Cascadia Environmental Impact Statement (EIS) (Draft EIS, dated March 1998, and Final EIS dated August 1998), analyzed development impacts of Phase 1 at the specific or project level. A series of addenda have been issued for permanent development in Phase 1, logging and infrastructure activities in Phase 2, and Phase 1 Major Amendment.

Draft and Final Supplemental Environmental Impact Statements (SEIS) evaluating environmental impacts of the Tehaleh Phase 2 proposal, including the Phase 1 area, were published on December 21, 2017 and July 5, 2018, respectively.

Findings of Fact

Public and Legal Notice:

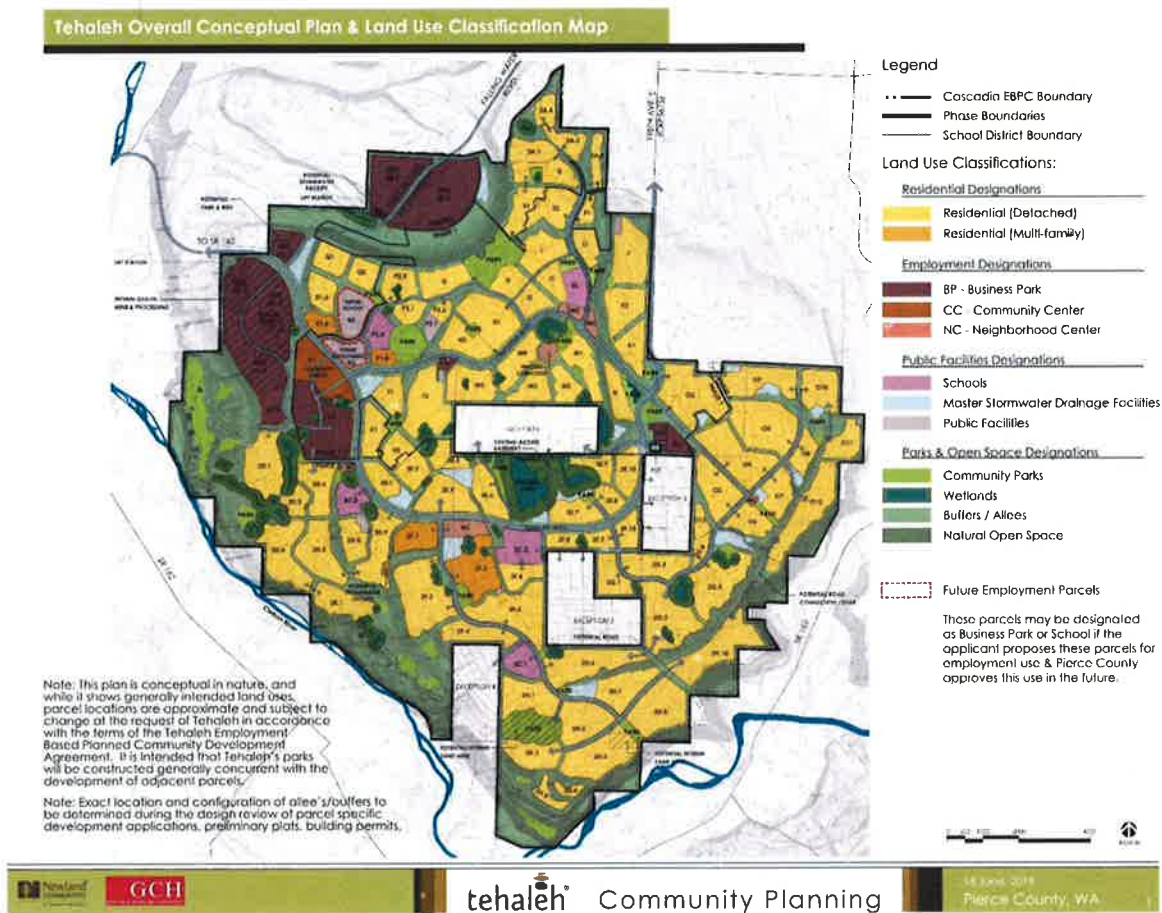
- *October 29, 2020:* Notice of Application was sent to property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property and to all parties of record.
- The permit does not require a public hearing before the Examiner.

Governing Regulations: This Minor Modification application is governed by the conditions of approval of the June 18, 1999, decision of the Pierce County Hearing Examiner in approving the Cascadia EBPC PUD, and the September 8, 1999, Cascadia Development Agreement between Pierce County and the applicant, as amended by the:

- a. April 5, 2006, approval of the first Minor Amendment to the Cascadia EBPC PUD;
- b. June 17 and October 12, 2007, approvals of the second Minor Amendment to the Cascadia EBPC PUD;
- c. August 14, 2007, first Periodic Five-Year decision on the Cascadia EBPC PUD;
- d. June 2, 2008, approval of the first Minor Modification to the Cascadia EBPC PUD;
- e. April 5, 2012, second Periodic Five-Year decision on the Cascadia EBPC PUD;
- f. September 13, 2013, approval of the second Minor Modification to the Cascadia EBPC PUD;
- g. April 7, 2014 and April 23, 2014, approvals of the first Major Amendment to the Cascadia EBPC PUD; and the
- h. 2015 Tehaleh Development Agreement, recorded on August 6, 2015.
- i. The Tehaleh Phase 2 Development Agreement was approved by the Pierce County Council on November 27, 2018, effective on December 21, 2018.
- j. The implementing Project Master Plan, preliminarily approved by the Pierce County Hearing Examiner on June 3, 2019. The final Project Master Plan was signed by the applicant on July 26, 2019 and by Pierce County and the Pierce County Hearing Examiner on August 2, 2019.

A Minor Modification is proposed to Exhibits “B”, “C” and “D” of the Tehaleh Employment Based Planned Community Phase 2 Project Master Plan. This modification includes the V1 and V2 parcels and the O3 through O13 parcels and the 2G.4 parcel shown on the Tehaleh Overall Conceptual Plan and Land Use Classification Map.

Tehaleh Overall Conceptual Plan and Land Use Classification Map, Exhibit B to the 2019 Tehaleh EBPC Phase 2 Project Master Plan:



V1 and V2 Parcels:

Exhibits “B” and “C” of the Tehaleh Development Agreement are being modified as follows: The V1 Community Center area is being revised to match the final plat for the Tehaleh Commerce Center Lots 1- 7. The V2 Business Park area is being revised to match the final plat for the Tehaleh Commerce Center (Tract B) future development area. The purpose of this revision is to match the appropriate zoning with the respective lots on the final plat.

O and 2G.4 parcels or Glacier Pointe at Tehaleh:

The area of Exhibits “B” and “C” is being modified to show recent planning and preliminary plat layout for the residential and club house/restaurant uses within the Glacier Pointe at Tehaleh plat. The purpose of this modification is to align the planning parcels, roads, open space and public facilities parcels with the proposed Glacier Pointe at Tehaleh parcels.

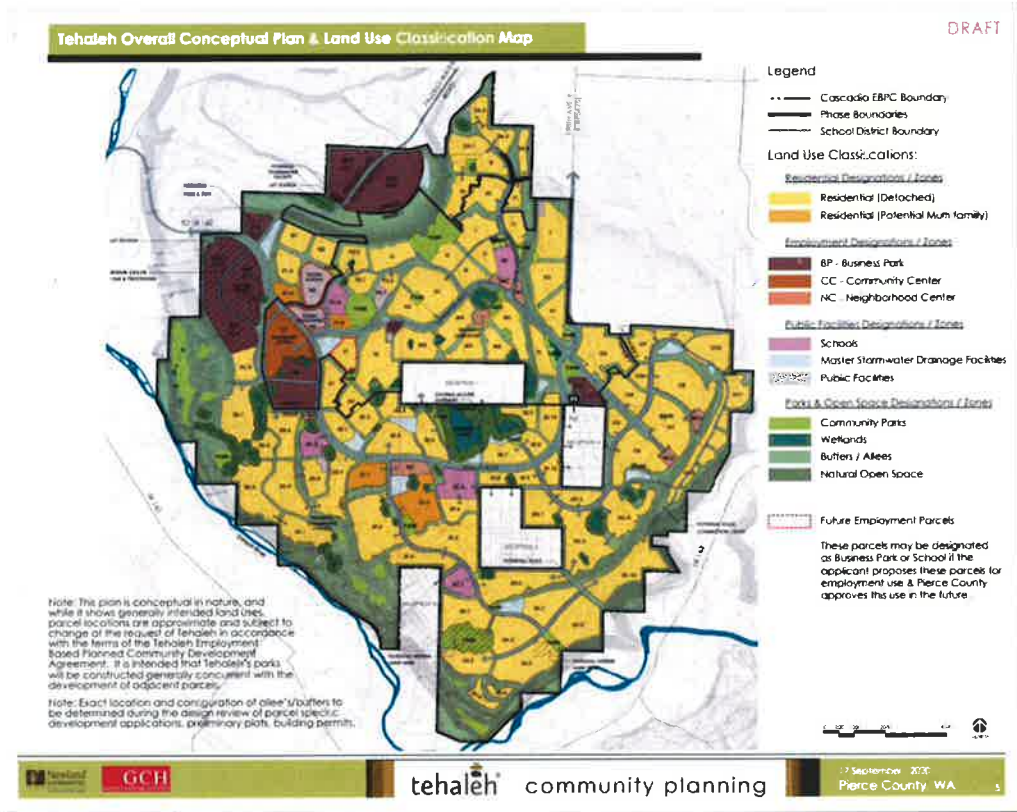
The Tehaleh EBPC Phase 2 Development Agreement, as referenced above, provides the following regarding the process for, and examples of, minor modifications:

9.2 Minor Modifications. The Director need not process a minor modification as a “minor amendment” under PCC 18.130.020, and may give a proposed minor modification a level of notice, circulation and review commensurate with the nature of the proposal, the extent of the modification, the potential impact on third parties, and the extent to which the modification necessitates review by other departments or agencies. The Director shall maintain a written list of approved minor modifications and shall provide that list to the Hearing Examiner at least annually.

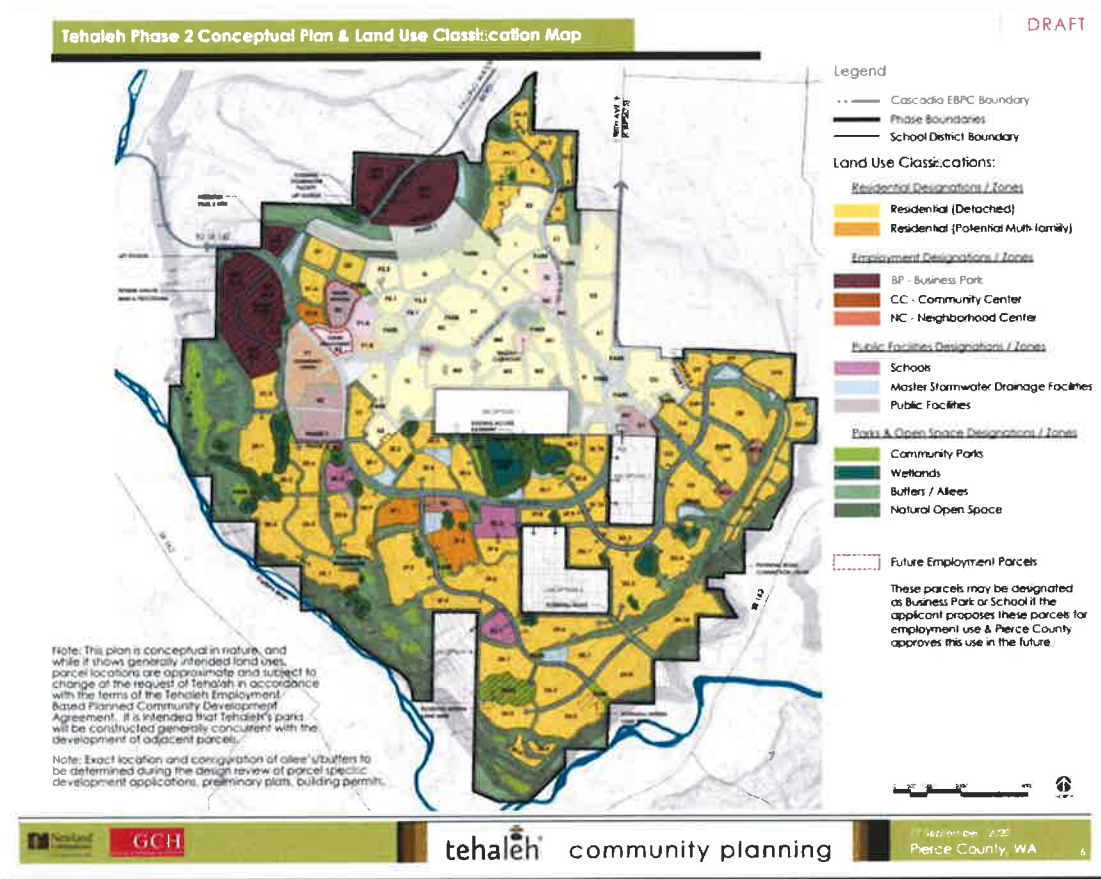
Examples of minor modifications that do not require any substantial circulation and review include the following: (1) changes that address aspects of the development not specifically discussed by the Hearing Examiner decision and do not significantly alter the overall plan for the Project; (2) changes that resolve ambiguities in the Hearing Examiner’s decision in a manner fully consistent with the intent of that decision; (3) changes that alter conditions of approval in minor ways that are fully consistent with the purpose of the prior condition; (4) changes that modify the site plan to alter road alignments so long as the change is consistent with applicable County standards and does not affect the connection to lands outside of the Project boundary; (5) changes in the location of alleés as long as the new location has similar characteristics to the prior location; and (6) changes that adjust the location of uses in such a way as to have no material impact on surrounding uses or the overall character of the development.

Staff Comment: The proposed amendments to the V1 and V2 parcels, as well as O3-O13 and 2G.4 match the description of example (6) above. The change in land use will not materially impact the surrounding uses or the overall character of the development. The adjustment of uses is proposed to occur between parcels in immediate proximity with no impact on inventoried critical areas, alleés or perimeter buffers. Furthermore, the adjustment will have no material effect on the total acreage of approved uses, will not increase the number of dwelling units or employment uses square footage, does not decrease the residential density, will not increase impacts on transportation or the environment, and will not reduce buffers or open space. Therefore, there are no additional impacts that relate to the environment. The following are the exhibits that are being modified:

Minor Modification to Tehaleh Phase 2 Conceptual Plan (Exhibit B to Phase 2 Project Master Plan):



Minor Modification to Tehaleh Phase 2 Conceptual Plan (Exhibit C to Phase 2 Project Master Plan):



Tehaleh Commerce Center Final Plat Layout

V1 and V2 Employment Parcels



Phase II Land Use Table Modification (Exhibit D):

PMP EXHIBIT D

PHASE 2 SUMMARY

	Parcels	Land Use	FAR	Gross Acreage	Quantity	% of Phase 2	
RESIDENTIAL	28, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	Residential (Detached 1-10 units) Multi-Family (detached 10-50 units)		1,407.4			
		TOTAL RESIDENTIAL USES		1,407.4	7,714 d.u.	42.3%	
	EMPLOYMENT	10, 11, 12, 13, 14	Business Park BP - Office/General Office BP - Medium Development Park	0.10	200.0	1,340,000 sf	
15		Neighborhood Center (Small)	0.10	10.0	20,000 sf		
16		Neighborhood Center (Medium)	0.10	2.0	40,000 sf		
17		Neighborhood Center (Large)	0.10	4.0	80,000 sf		
18		Neighborhood Center (East NCE)	0.10	4.7	94,000 sf		
19		Future School (80%)	0.10	19.3	386,000 sf		
20		Schools (50%)	0.10	37.3	746,000 sf		
21		Park & Ride	0.10	3.3			
22		Additional Business Park 1 ME	0.10	0.0	0		
		TOTAL EMPLOYMENT USES		214.3	2,432,000 sf	8.0%	
PUBLIC FACILITIES	23	Library (Library Annex, a future employment)	0.10	14.3			
	24	Schools (50%)	0.10	37.3			
	25	Master Stormwater Drainage Facilities	0.10	10.0			
	26	Water Storage Reservoir	0.10	3.3			
	27	Cell Towers	0.10	1.0			
	28	LID Stations	0.10	1.5			
	29	Artists / Studios	0.10	970.0			
	Parcel Q - Master Stormwater Facilities	0.10	14.0				
	Parcel R - Storm LID Stations	0.10	8.3				
	Parcel S - Artists	0.10	35.0				
	TOTAL PUBLIC FACILITIES USES		30.0		0.7%		
PARKS & OPEN SPACE		Park Open Space (Allen's, Critical Areas, Buffers)		70.0			
		TOTAL PARKS & OPEN SPACE USES		70.0		0.4%	
PHASE 2 TOTALS				2,498.7		100.0%	

TOTALS

Land Use	FAR	Gross Acreage	Quantity Proposed	% of Total
TOTAL RESIDENTIAL USES		2,915.1	9,700 d.u.	42.3%
TOTAL EMPLOYMENT USES		214.3	2,432,000 sf	8.0%
TOTAL PUBLIC FACILITIES USES		30.0		0.7%
TOTAL PARKS & OPEN SPACE USES		70.0		0.4%
PHASE 1 TOTALS		1,220.7	2,500	
PHASE 2 TOTALS		3,430.1	7,114	
TOTALS		4,650.8	9,614	

Comments from Agencies and Public

Development Engineering, Cartography, and Sewer Section of PPW have recommended approval of the modification with no further comment of the modification. No formal comments have been received from neighbors, parties of record, or the public.

Comments received on this proposal can be found by clicking on the “Documents” tab at the online permits address listed on page 1 of this report. The substance of these comments is reflected, where appropriate, in the conditions at the end of this report.

Staff Review for Consistency with Applicable Land Use Policies and Regulations

The proposal is subject to review for conformance with the goals, policies, and requirements in several identified documents. That review is addressed as follows:

Tehaleh EBPC Phase 2 Development Agreement

16. MODIFICATIONS, AMENDMENTS AND REVOCATION.

16.1. Modifications and Amendments – General.

This Project Master Plan shall be amended or modified upon application by NASH and with approval of the County as set forth below.

16.2. Minor Modifications.

The Director need not process a minor modification (described in this paragraph below) as a "minor amendment" under PCC 18.130.020, and may give a proposed minor modification a level of notice, circulation and review commensurate with the nature of the proposal, the extent of the modification, the potential impact on third parties, and the extent to which the modification necessitates review by other departments or agencies. The Director shall maintain a written list of approved minor modifications and shall provide that list to the Hearing Examiner at least annually.

Examples of minor modifications that do not require any substantial circulation and review include the following:

- (1) Changes that address aspects of the development not specifically discussed in the Hearing Examiner decision and do not significantly alter the overall plan for the Project;

Staff Comment: The adjustment of the areas designated as Community Center and Business Park in V1 and V2 parcels are to coincide with the lots to be created through the Tehaleh Commerce Center plat and to eliminate newly created lots with split land use designations/zone classifications. The revisions to the O3 to 13 and 2G.4 parcels is proposed to coincide with the proposed lot and road layout in the proposed Glacier Pointe at Tehaleh preliminary plat.

The proposed modification to the V1 and V2 parcels, as well as the O3-O13 and 2G.4 parcels does not significantly alter the overall plan for Tehaleh. The change in land use will not materially impact the surrounding uses or the overall character of the development. The adjustment of uses is proposed to occur between parcels in immediate proximity with no impact on inventoried critical areas, alleés or perimeter buffers. Furthermore, the adjustment will have no material effect on the total acreage of approved uses, will not increase the number of dwelling units or employment uses square footage, does not decrease the residential density, will not increase impacts on transportation or the environment, and will not reduce buffers or open space. Therefore, there are no additional impacts that relate to the environment.

- (2) Changes that resolve ambiguities in the Hearing Examiner’s decision in a manner fully consistent with the intent of that decision;

Staff Comment: There are no ambiguities being addressed in this Modification request.

- (3) Changes that alter conditions of approval in minor ways that are fully consistent with the purpose of the prior condition;

Staff Comment: No specific conditions of approval are being altered through this Modification request. The Modification will only replace Exhibits within the approved Project Master Plan.

- (4) Changes that modify the site plan to alter road alignments so long as the change is consistent with applicable County standards and does not affect the connection to lands outside of the Project boundary;

Staff Comment: The Modification request does not significantly alter any proposed arterial or feeder roadway. The modification has been routed to all applicable review departments and has been found to comply with all adopted County standards.

- (5) Changes in the location of alleés as long as the new location has similar characteristics to the prior location; and

Staff Comment: The modification does not impact any alleés.

- (6) Changes that adjust the location of uses in such a way as to have no material impact on surrounding uses or the overall character of the development.

Staff Comment: The adjustment of uses is proposed to occur between parcels in immediate proximity with no impact to the overall character of Tehaleh.

Conditions of Approval

1. All Conditions of Approval, except as removed or altered through this Minor Modification approval, imposed under the 2018 Tehaleh EBPC Phase 2 Development Agreement and implementing 2019 Tehaleh EBPC Phase 2 Project Master Plan, , shall remain in effect.
2. The following exhibits to the 2019 Tehaleh EBPC Phase 2 Project Master Plan shall be revised to reflect this Minor Modification prior to the approval of development application within the portions of Phases 2 affected by this Minor Modifications:
 - a. Exhibit B – Tehaleh Overall Conceptual Master Plan;
 - b. Exhibit C – Tehaleh Phase II Conceptual Plan; and
 - c. Exhibit D – Tehaleh Phase II Land Use Table

Appeal

In accordance with Pierce County Code, 1.22, Appeals of Administrative Decisions to the Examiner, any person aggrieved, or affected by any decision of an administrative official may file a notice of appeal. A notice of appeal, together with the appropriate appeal fee, shall be filed within 14 days of the date of an Administrative Official's decision, at the Public Services Building, Development Center, Planning and Public Works Department, 2401 So. 35th, Tacoma, Washington.



Sean Gaffney, Manager, Planning

for: Dennis Hanberg, Director
Planning and Land Services

Transmitted To

Property Owner / Applicant: NASH Cascadia Verde, LLC
Attn: Mark Enebrad
505 S. 336th Street, Suite 430
Federal, Way, WA 98003
menebrad@newlandco.com

Agent: MacKay Sposito
Attn: Pam Hoerle
33400 8th Avenue S., Suite 130
Federal, Way, WA 98003
phoerle@mackaysposito.com

Parties of Record: Tehaleh Parties of Record List (attached)

Others: Tony Kantas, PPW Planning
Robert Jenkins, PPW Planning
Scott Sissons, PPW Environmental Biologist
Pierce County Assessor-Treasurer – Cartography
Pierce County Public Works – Brian Churchill
Tacoma-Pierce County Health Department/PALS Env. Health
Fire Prevention Bureau
Pierce County Utilities/Environmental Services
Department of Ecology
Puyallup Tribe – Cultural Division
Puyallup Tribe – Fisheries Division
Muckleshoot Tribe – Fisheries Division
Muckleshoot Tribe – Preservation District
Muckleshoot Tribe – Wildlife Division
Pierce County Council
Stephen K. Causseaux, Jr., Hearing Examiner

TK:sl
Tehaleh EBPC 2 Project Master Plan Modification #1 WO-TK.docx

Mailing envelopes updated 11/10/16

Tax_Payer_Name	Delivery_Address	CityState	Zipcode	mail return
Anne Spangler	PO Box 40113	Olympia, WA	98504	
Apex Engineering, Inc.	2601 S 35 th St, #200	Tacoma, WA	98409	
Art and Maureen Palacek	11514 Ashton Ave E	Bonney Lake, WA	98391	
Department of Ecology Attn: Bob Duffy	PO Box 47775	Olympia, WA	98504-7775	
Bruce C. Mitchell	3220 Magnolia Blvd	Seattle, WA	98199	
Bud Rehberg	3802 232 nd St	Spanaway, WA	98387	
Cascadia Resort Communities LLC	11747 NE 1st St. Suite 320	Bellevue WA	98005	mail returned
Charles Decker	PO Box 1660	Orting, WA	98360	
Charlie and Pamela Johnson	10610 230 th Ave E	Buckley, WA	98321	
Charlotte Kontos	22305 96 th St E	Buckley, WA	98321	
City of Orting	PO Box 489	Orting, WA	98360	
Dan Grigsby	20415 S 126th St Ct E	Bonney Lake WA	98391	moved - no longer there
Attn: Dan Grigsby Public Works Director	PO Box 7380	Bonney Lake, WA	98390	
Daniel Neyens	10812 McCutcheon Rd	Sumner, WA	98390	
Dave Enslow, Mayor City of Sumner	1104 Maple Street	Sumner WA	98390	No longer with City of Sumner
Parametrix, Inc. Attn: David Roberts, P.E.	1019 39 th Ave SE, Suite 100	Puyallup, WA	98374-2115	
Dawn Naylor	5720 Capital Blvd	Tumwater, WA	98502	
Diane Rhoades	PO Box 1613	Orting, WA	98360	
Don Rolston	15818 Pioneer Way E	Orting, WA	98360	
Doug Britschgi	PO Box 820	Orting, WA	98360	
Earl and Marikay Cumpston	15909 198th Ave E	Sumner WA	98390	moved - no longer there
Elizabeth Mitchell	PO Box 1083	Edmonds, WA	98020	
Attn: Erik Enstrom	PO Box 3565	Bellevue, WA	98009	
Goldsmith & Assoc				
Forest Sutmiller	5720 Capital Blvd	Tumwater, WA	98502	
Gary Campbell	11601 188 th Ave Ct	Bonney Lake, WA	98390	
Gerald Schmitz	5417 234 th Ave E	Buckley, WA	98321	
Glenn Kuper, Jr.	15421 88 th St E	Puyallup, WA	98372	
Greg Pyle	23639 126th Ave SE	Kent WA	98031	mail returned - moved in 2017 - nfi

Mailing envelopes updated 11/10/16

Tax_Payer_Name	Delivery_Address	CityState	Zipcode	mail return
Quadrant/KMS Mgmt. Svcs. Attn: Jeff Lyon	1201 Pacific Ave, Suite 1400	Tacoma, WA	98402	
Jerry Thorson	18421 Old Buckley Hwy	Sumner, WA	98390	
Joe Scorcio East Pierce Fire and Rescue	8513 43rd St W	University Place, WA	98466	
Attn: John P. McDonald, Deputy Chief	18421 Veterans Memorial Drive	Bonney Lake, WA	98391	
John Schulz	18421 Old Buckley Hwy	Bonney Lake, WA	98391	
John Thomas	1202 Wood Ave	Sumner, WA	98390	
Attn:John Vodopich, AICP City of Bonney Lake	PO Box 7380	Bonney Lake, WA	98390	
Karl Anderson	1123 Port of Tacoma Rd	Tacoma, WA	98421	
The Transpro Group Attn: Larry Toedtli	12131 - 113th Avenue NE, Ste	Kirkland, WA	98034	updated 3/11/19 ld
Lowe Enterprises Northwest, Inc Attn: Michael J. Brooks	600 University St, Suite 2820	Seattle, WA	98101	
Loyal Mellott	19417 131 st St E	Bonney Lake, WA	98391	
Mark Weisman	2329 E Madison St	Seattle, WA	98112-5416	
Matt Vincent	12904 198 th Ave E	Sumner, WA	98390	
Matthew Sweeney	PO Box 7935	Tacoma, WA	98417	Zip code changed from 98406 to 98417 - remailed
Maxine Herbert-Hill	15710 106 th St E	Puyallup, WA	98374	
Mike Rutkosky	PO Box 8330	Bonney Lake, WA	98391-0101	
Nash Cascadia Verde LLC	16701 SE McGillivray Blvd, Ste	Vancouver, WA	98638-3462	
Nellie Ausbun	11816 200 th Ave E	Sumner, WA	98390	
New Home Trends	4314 148th St. SE	Bothel, WA	98012	
Newland Communities-Puget Sound Attn: Scott Jones, VP and GM	33490 9 th Ave S, Suite 206	Federal Way, WA	98003	
NW Cascade Attn: Steve Barger	P.O. Box 73399	Puyallup, WA	98373	
Paul Miller	2607 Bridgeport Way, Suite 1	University Place, WA	98466	
City of Sumner Attn: Paul Rogerson, AICP	1104 Maple St, Suite 250	Sumner, WA	98390-1423	
Ray Schuler	PO Box 2015	Tacoma, WA	98401	

Mailing envelopes updated 11/10/16

Tax_Payer_Name	Delivery_Address	CityState	Zipcode	mail return
Department of Transportation Attn: Richard Filkins	PO Box 47440	Olympia, WA	98504	
Rob Tucker	16815 119th Ave Ct E	Puyallup, WA	98374	
Shuming Yan	5720 Capital Blvd	Tumwater, WA	98504	
Stan Florez	8001 Locust Ave E	Bonney Lake, WA	98390	
Steven and Monica Rodrigues	16709 230 th St E	Graham, WA	98338	
Steven Brown	7525 Pioneer #202	Gig Harbor, WA	98335	
Troutlodge, Inc. Attn: Steven J. Brown	PO Box 1290	Sumner, WA	98390	
Sumitomo Forestry America, Inc Attn: Takefumi Usami	1110 - 112th Avenue NE, Ste	Bellevue, WA	98004-4571	
Sumner School District #320 Attn: Steve Sjolund	1202 Wood Ave	Sumner, WA	98390	
Thomas Uren ELM, LLC	1207 1st St	Kirkland WA	98033	
Tom Smayda	139 NE 61 st	Seattle, WA	98115	
Joseph F. Quinn	20 Forest Glen Lane SW	Lakewood, WA	98498	
Cairncross & Hemplemann Attn: Nancy Bainbridge Rogers	524 Seacond Ave, Ste 500	Seattle, WA	98104	
Hugh Smith	PO Box 7217	Bonney Lake, WA	98391	
Jason Sullivan	PO Box 7380	Bonney Lake, WA	98391	
Kent Sterling	14516 192nd Avenue Court E	Bonney Lake, WA	98391	
Rosanna Miller	PO Box 7103	Bonney Lake, WA	98391	imsquirt@msn.com
Randy Oyler	PO Box 7212	Bonney Lake, WA	98391	
Janet Bronzini	18309 174th St E	Bonney Lake, WA	98391	oreocookie_1992@hotmail.com
Jeanne Ware	15915 200th Ave East	Bonney Lake, WA	98391	rideon2glory@gmail.com
Ross Pettit	16703 192nd Ave East	Bonney Lake, WA	98391	deni8893@hotmail.com
Rosalia Alexander	17019 Orting Rd North	Bonney Lake, WA	98391	rosalia.alexander@gmail.com
Erica Kilner	16521 191st Ave East	Bonney Lake, WA	98391	rowan333@aol.com
John Sharp	14821 183rd Ave East	Bonney Lake, WA	98391	johnsharp5213@gmail.com
Bill Diamond	bdiamond@rrlarson.com			
Carl Halsan	carlhalsan@gmail.com			
Eric Abbott	eabbott@mackaysposito.com			

Mailing envelopes updated 11/10/16

Tax_Payer_Name	Delivery_Address	CityState	Zipcode	mail return
Hugh Smith	hughsmith49@comcast.net			
Jessica Schick	jessica.schick84@gmail.com			
Mary J. Urback	murback@urbackpllc.com			
Maxine Herbert-Hill	mherberthill@gmail.com			
Pam & Mike Weekley	pamweekley@comcast.net			
William Lynn, Gordon Thomas Honeywell	Wlynn@gth-law.com			
Marina_Tenay, Educational Support Services Officer, Sumner School District	marina_tenay@sumnersd.org			