

October 12, 2007

Cascadia Development Corporation
Attn: Tom Uren, P.E., Vice President & Director of Engineering
500 – 108th Avenue NE, Suite 1620
Bellevue, WA 98004

**RE: SECOND MINOR AMENDMENT – CASCADIA
APPEAL OF CITY OF BONNEY LAKE OF JULY 17, 2007
WRITTEN ORDER**

Dear Applicant:

Transmitted herewith is the Report and Decision of the Hearing Examiner regarding your request for the above-entitled matter.

Very truly yours,

**STEPHEN K. CAUSSEAU, JR.
Hearing Examiner**

SKC/cka

cc: Parties of Record
PIERCE COUNTY PLANNING AND LAND SERVICES
PIERCE COUNTY CODE ENFORCEMENT
PIERCE COUNTY DEVELOPMENT ENGINEERING DEPARTMENT
PIERCE COUNTY PUBLIC WORKS AND UTILITIES DEPARTMENT
TACOMA-PIERCE COUNTY HEALTH DEPARTMENT
FIRE PREVENTION BUREAU
PIERCE COUNTY PARKS AND RECREATION
PIERCE COUNTY COUNCIL
PIERCE COUNTY RESOURCE MANAGEMENT

OFFICE OF THE HEARING EXAMINER

PIERCE COUNTY

REPORT AND DECISION

CASE NO.: SECOND MINOR AMENDMENT – CASCADIA
APPEAL OF CITY OF BONNEY LAKE OF JULY 17, 2007
WRITTEN ORDER

OWNER/APPLICANT: Cascadia Development Corporation
Attn: Tom Uren, P.E., Vice President & Director of Engineering
500 – 108th Avenue NE, Suite 1620
Bellevue, WA 98004

AGENT: Goldsmith & Associates, Inc.
Attn: Jo Mackenzie Ryan, Planner/Project Coordinator
P.O. Box 3565
Bellevue, WA 98009

ATTORNEY: William Lynn
P.O. Box 1157
Tacoma, WA 98401

FINDINGS AND DECISION:

FINDINGS:

1. Pursuant to Section 18A.85.040 of the Pierce County Code (PCC), the applicant, Cascadia Development Corporation (Cascadia) submitted a request for a second minor amendment proposing a number of changes to the Cascadia Employment Based Planned Community Planned Unit Development (EBPC). Pursuant to Section 18A.85.040(C)(1)(d)(i) PCC Pierce County staff submitted the proposed minor amendment to the Examiner to determine whether he had objections to the minor amendment. In a July 12, 2007, the Examiner determined that the proposed minor amendment was consistent with the original decision approving the EBPC and therefore met the criteria of a minor amendment. Based in part upon said determination Pierce County granted minor amendment approval on July 17, 2007.
2. On July 26, 2007, the City of Bonney Lake timely filed an appeal of the minor amendment. Subsequent thereto Cascadia and the City reached agreement to settle the appeal subject to several changes in the County's written order

approving the second minor amendment. Pierce County has expressed no concern regarding the proposed changes.

DECISION:

The second minor amendment is hereby revised as follows:

1. The last sentence of Section 1.3.1 found on page 14 of the second minor amendment is revised by changing the last sentence of the first paragraph of Section 1.3.1 to read as follows:

The on-site sewage collection system will be turned over to one of the following to own and operate: the City of Orting; Pierce County Utilities; City of Bonney Lake; or a separate Cascadia sewer district to be established.

2. The last sentence of Paragraph 1.3.1 on page 15 of the second minor amendment is revised to read as follows:

Cascadia's ultimate sewer service provider (City of Orting, Pierce County Utilities, City of Bonney Lake, or Cascadia Sewer District) would assume responsibility for operation and maintenance of the interim community drainfields and on-site WWTP.

3. The last sentence of the first paragraph under "G. Sewer Service" of Exhibit "M" as discussed in Paragraph 7 on Page 16 of the minor amendment is revised as follows:

The on-site sewage collection system will be turned over to one of the following to own and operate: the City of Orting; Pierce County Utilities; the City of Bonney Lake; or a separate Cascadia sewer district to be established.

ORDERED this 12th day of October, 2007.

STEPHEN K. CAUSSEAU, JR.
Hearing Examiner

TRANSMITTED this 12th day of October, 2007, to the following:

OWNER/APPLICANT: Cascadia Development Corporation
Attn: Tom Uren, P.E., Vice President & Director of Engineering
500 – 108th Avenue NE, Suite 1620

Bellevue, WA 98004

AGENT:

Goldsmith & Associates, Inc.
Attn: Jo Mackenzie Ryan, Planner/Project Coordinator
P.O. Box 3565
Bellevue, WA 98009

ATTORNEY:

William Lynn
P.O. Box 1157
Tacoma, WA 98401

OTHERS:

James J. Dionne
City Attorney
City of Bonney Lake
900 Two Union Square
601 Union Street
Seattle, WA 98101

Lowe Enterprises Northwest, Inc.
Michael J. Brooks, Project Mgr.
600 University St. Suite 2820
Seattle, WA. 98101

Glenn Amster
1420 Fifth Ave, Suite 4100
Seattle, WA 98101-2338

Joseph Quinn
6217 Mt. Tacoma Dr. SW
Lakewood, WA 98499

Anne Spangler
PO Box 40113
Olympia, WA 98504

Vijay Kulkarni
2401 S 35th St., #150
Tacoma, WA 98409

Seth Boettcher
PO Box 7380
Bonney Lake, WA 98390

Karl Anderson
1123 Port of Tacoma Rd.
Tacoma, WA 98421

Jeff Lyon
1201 Pacific Ave. #801
Tacoma, WA 98402

Gary Campbell
11601-188th Ave. Ct.
Bonney Lake, WA 98390

Matt Vincent
12904 198th Ave. E.
Sumner, WA 98390

Kenneth & Sharon Gain
7728 190th Ave. E.
Bonney Lake, WA 98390

Bill Heath
818 Bonney Ave.
Sumner, WA 98390

Pam Johnson
10610 230th Ave. E.
Buckley, WA 98321

Earl & Marikay Cumpston
15909 198th Ave. E.
Sumner, WA 98390

Charlie & Pamela Johnson
10610 230th Ave.
Buckley, WA 98321

Doug Britschgi
PO Box 820
Orting, WA 98360

Diane Rhoades
PO Box 1613
Orting, WA. 98360

Paul Miller
917 Pacific Ave. #417
Tacoma, WA. 98402

Stan Florez
8001 Locust Ave. E.
Bonney Lake, WA. 98390

Ray Schuler
PO Box 2015
Tacoma, WA. 98401

Carl Halsan
PO Box 1447
Gig Harbor, WA. 98335

Patrick Kuo
500 108th Ave. NE #1620
Bellevue, WA. 98004

Dan Packer
18421 Old Buckley Hwy.
Sumner, WA. 98390

Charles Decker
16119 S. Prairie Creek Rd. E.
Orting, WA. 98360

Shuming Yan
5720 Capital Blvd.
Tumwater, WA. 98504

Rory Grindley
2401 S. 35th St., #150
Tacoma, WA. 98409

Gerald Schmitz
5417 234th Ave. E.
Buckley, WA. 98321

Matthew Sweeney
PO Box 7935
Tacoma, WA. 98403

Tom Smayda
139 NE 61st
Seattle, WA. 98115

Larry Beard
130 2nd Ave. S.
Edmonds, WA. 98020

Joe Scorcio
2207 N. Washington St.
Tacoma, WA. 98406

Art & Maureen Palacek
7720 190th Ave. E.
Bonney Lake, WA. 98390

James & Jane Waldkom
19610 166th St. E.
Sumner, WA. 98390

Donna Sater
19708 Rhodes Lake Rd. E.
Sumner, WA. 98390

John P. McDonald
18421 Old Buckley Hwy. #F
Bonney Lake, WA. 98390

Apex
2601 S. 35th St., #200
Tacoma, WA. 98409

Tim Thompson
2200 Wells Fargo
Tacoma, WA. 98401

Richard Filkins
PO Box 47440
Olympia, WA. 98504

Orly Waller
5262 Beach Dr SW
Seattle, WA. 98136

Forest Sutmiller
5720 Capital Blvd.
Tumwater, WA. 98502

Don Rolston
15818 Pioneer Way E.
Orting, WA. 98360

Steven & Monica Rodrigues
16709 230th St. E.
Graham, WA. 98338

Tom Pankalla
PO Box 519
Orting, WA. 98360

Rob Tucker
PO Box 11000
Tacoma, WA. 98411

Craig Riley, DOH
1500 W. 4th Ave., #305
Spokane, WA. 99204

Bruce C. Mitchell
PO Box 99151
Seattle, WA. 98199

Nellie Ausbun
11816 200th Ave. E.
Sumner, WA. 98390

Dawn Naylor
5720 Capital Blvd.
Tumwater, WA. 98502

Patrick Healy
3868 Center St.
Tacoma, WA. 98409

Bud Rehberg
3802 232nd St.
Spanaway, WA. 98387

Linda Walchli
615 2nd Ave. #200
Seattle, WA. 98104

John Thomas
1202 Wood Ave.
Sumner, WA. 98390

Mike Rutkosky
19116 160th St. E.
Sumner, WA. 98390

Charlotte Kontos
22305 96th St. E.
Buckley, WA. 98321

Bob Duffy, DOE
PO Box 47775
Olympia, WA. 98504-7775

Mary J. Urback
12417 12th St. East
Edgewood, WA. 98372

Greg Pyle
23639 126th Ave. SE
Kent, WA. 98031

Steven J. Brown
Troutlodge, Inc.
PO Box 1290
Sumner, WA. 98390

David Roberts, P.E.
Parametrix, Inc.
PO Box 460
Sumner, WA. 98390-1516

Dave Enslow
15919 E. Main St.
Sumner, WA. 98390

Maxine Herbert-Hill
15710 106th St. E
Puyallup, WA. 98374

Glenn Kuper, Jr.
15421 88th St. E.
Puyallup, WA. 98372

Daniel Neyens
10812 McCutcheon Rd.
Sumner, WA. 98390

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PIERCE COUNTY BUILDING DIVISION
PIERCE COUNTY DEVELOPMENT ENGINEERING DEPARTMENT
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WRITTEN ORDER**

APPEAL OF EXAMINER'S DECISION : The final decision by the Examiner may be appealed in accordance with ch. 36.70C RCW.