



Written Order

Minor Amendment to the Cascadia (a.k.a. Tehaleh) Employment-Based Planned Community (EBPC) Planned Unit Development (PUD):

Trilogy at Tehaleh Clubhouse Zoning

Application Numbers: 816862 / 816985

Tax Parcel Number: 7002341264 (Tract P of Whitman at Cascadia)

December 10, 2015

Proposal: The applicant requests a Minor Amendment to the Cascadia (aka Tehaleh) Employment Based Planned Community (EBPC) Planned Unit Development (PUD) approval, as amended, to change the Cascadia-Tehaleh specific land use designation and zone classification of 5.52 acre Parcel P of Whitman at Cascadia from Park to Neighborhood Center (NC). This would allow a commercial eating and drinking establishment to be located on the site of a private recreational and social facility serving the residents of the plats of Whitman at Cascadia, Trilogy at Tehaleh and Trilogy West at Tehaleh. Agreements between Newland Communities and the applicant will prevent other NC uses from locating on this site.

Phase 1 of the Cascadia-Tehaleh EBPC is served by public roads, public water, and sanitary sewers and is within the EBPC zone classification.

Project Location: The site is located at 19001 Trilogy Parkway East, Bonney Lake, WA, within the S 1/2 of Section 16 and NW 1/4 of Section 21, T19N, R5E, W.M., Council District #1.

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

County Contact: Robert Jenkins, Senior Planner, 253-798-7016, rjenkin@co.pierce.wa.us

Pierce County Online Permit Information:

<http://palsonline.co.pierce.wa.us/palsonline/permitinfo?applPermitId=816862>



Project Information

Application Complete Date: September 15, 2015

Property Owner –
Overall Tehaleh EBPC: Newland Communities, Attn: Scott Jones
33490 9th Avenue South, Suite 206
Federal, Way, WA 98003

Property Owner –
Trilogy Clubhouse Site / Applicant: Seven Summits Lodge, LLC
Attn: Paul Lymberis
1450 - 114th Avenue S.E., Suite 220
Bellevue, WA 98004

Agent: MacKay Sposito, Attn: Eric Abbott, P.E.
33400 - 8th Avenue South, Suite 230
Federal Way, WA 98003

Report Summary

The project has been reviewed for conformance with Sections 8.1.2 and 8.2 of the 2015 Tehaleh Development Agreement and the Pierce County Hearing Examiner's June 18, 1999, decision, as amended, approving the Cascadia (aka Tehaleh) EBPC PUD. The Department finds that the proposal meets the criteria required for the granting of a Minor Amendment to the Cascadia-Tehaleh EBPC PUD approval, provided the conditions of approval are met. The proposed change in land use designation and zone classification is consistent with the objective and policies of EBPC's in encouraging a variety of land uses within the EBPC to create a complete community. Conditions of approval have been added to address future parking needs that may arise due to the reclassification from the Park to Neighborhood Center zone classification. The permit does not require a public hearing before the Examiner. The request has been approved subject to conditions.

State Environmental Policy Act (SEPA)

The Cascadia Environmental Impact Statement (EIS) (Draft EIS, dated March 12, 1998, and Final EIS dated August 28, 1998), analyzed development impacts of Phase 1 at the specific or project level. Phases 2 and 3 were analyzed only for programmatic or conceptual impacts. An August 2, 2013 Addendum to the FEIS was issued in conjunction with a September 12, 2013 Minor Modification to the Cascadia EBPC PUD with an earlier change in land use designation/classification of Parcel P of Whitman at Cascadia from Residential and Open Space to Park to allow a private recreational facility, to amend the "Phase 1A Local Feeder Road Plan" through Whitman and Trilogy at Tehaleh plats, and to modify the number, location and dimension of allees, i.e., forested multi-use corridors, and open space buffers within Trilogy at Tehaleh. The April 7 and 23, 2014 approval of the Phase 1 Revision/Expansion Major Amendment to the Cascadia EBPC PUD and the associated January 22, 2014 Addendum to the Cascadia FEIS recognized the 2013 change in land use designation and zone. In addition, a request for the review of an addendum to the FEIS was submitted for review and approval with this Minor Amendment. An Addendum to the FEIS was issued on October 29, 2015, to modify the FEIS to reflect the current proposal and the change in land use designation and zone from Parks to Neighborhood Center.

Findings of Fact

1. Governing Regulations: This Minor Amendment 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.

2. History: The following findings address the Cascadia, aka Tehaleh, EBPC PUD approval, as amended, of which this Minor Amendment is a part.
 - a. First Minor Amendment to the Cascadia EBPC PUD (Written Order issued by PALS on April 5, 2006);
 - b. Second Minor Amendment to the Cascadia EBPC PUD (Written Order issued by PALS on July 11, 2007, and modified by the Hearing Examiner in an October 12, 2007 decision, following an appeal filed by the City of Bonney Lake);
 - c. First Periodic Five Year Review on the Cascadia EBPC PUD (Decision issued by the Hearing Examiner on August 14, 2007);
 - d. First Minor Modification to the Cascadia EBPC PUD (Written Order issued on June 2, 2008);
 - e. Second Periodic Five Year Review on the Cascadia-Tehaleh EBPC PUD (Decision issued by the Hearing Examiner on April 12, 2014);
 - f. Second Minor Modification to the Cascadia-Tehaleh EBPC PUD (Written Order issued on September 12, 2013.);
 - g. Phase 1 Major Amendment to Cascadia-Tehaleh EBPC PUD (Decision issued by the Hearing Examiner on April 7, 2014. A decision on Requests for Reconsideration filed by the applicant and other was issued on April 23, 2014. The Reconsideration decision replaced the conditions of the April 7, 2014 decision in total with revised and expanded conditions of approval.)
 - h. Per the Major Amendment approval and following a public hearing and recommendation by the Hearing Examiner, a new Tehaleh Development Agreement was approved by the Pierce County Council on June 2, 2015, per Ordinance 2015-31s. On July 23, 2015, the PALS Director signed the document on behalf of Pierce County and on August 6, 2015 a representative of NASH Cascadia Verde signed the document. The Tehaleh Development Agreement was recorded with the Pierce County Auditor on August 6, 2015.

- i. An application for a Major Amendment to the Cascadia-Tehaleh EBPC PUD for project level approval of Phase 2 (originally Phases 2 and 3) was submitted on August 14, 2014. A Supplemental Environmental Impact Statement (EIS) is currently being prepared to address environmental impacts of Phase 2.
3. PALS circulated the application materials for the current proposal to appropriate County agencies for review and comment on September 22, 2015.
4. Notification of this proposal was mailed to neighboring property owners and parties of record on September 22, 2015.
5. The applicant posted notification of the proposal on the site on September 29, 2015. A Declaration of Posting is in the file.
6. Comments were received from a neighbor in the plat of Whitman at Cascadia. He expressed concerns about costs and process involved in converting the restaurant in the clubhouse back to private use after a year, where there were restrictions on where the general public could park or smoke on the clubhouse site, and whether the change in land use classification was for only the restaurant space in the clubhouse or the entire parcel.

If the applicant wishes to make the entire facility private in the future, there would be no further changes needed to the overall Tehaleh EBPC approval, since both public and private eating and drinking establishments would be permitted in the Neighborhood Center Tehaleh zone. The rezoning would affect the entire parcel, not just part of the building. How much of the clubhouse site is open to the general public or where the restaurant patrons park and/or smoke are operational issues for the applicant to resolve. Planning and Land Services is concerned about whether there is enough parking in the unlikely event that the entire facility was open to the public. The clubhouse building and site and subject to Tacoma-Pierce County Health Department regulations on smoking.

No other formal comments have been received from neighbors, parties of record, or the public.

7. Comments have been received from the following departments and agencies: Pierce County Public Works Sewer Utility, the Washington State Department of Ecology, and the Development Engineering section of PALS.

The Sewer Utility and Development Engineering had no specific concerns related to the Minor Amendment request. The Department of Ecology had comments that are addressed by County regulation.

The agency comments received are reflected in the regulatory requirements and recommended conditions at the end of this report.

CONCLUSIONS:

Pierce County's approval (issuance) of this decision pertains only to the County's regulatory jurisdiction and thus compliance with County regulations does not necessarily ensure compliance with other federal or state laws.

Pierce County Comprehensive Plan – Title 19A

19A.30.110 New Fully Contained Communities and Employment Based Planned Communities.

- B. **LU-EBPC Objective 40.** Encourage development of new self-sufficient planned communities that address the full-range of needs of the residents, including housing, jobs, services, and recreation. Employment Based Planned Communities (EBPC) may develop within an Urban Growth Area. While an EBPC is located inside rather than outside of an Urban Growth Area, it must meet the substantive requirements for a New Fully Contained Community established by RCW 36.70A.350(1).

Comment: The proposed change in land use designation and zone classification is consistent with the objective and policies of EBPC's in encouraging a variety of land uses within the EBPC to create a complete community, not just a residential development.

Development Regulations-Zoning – Title 18A (Exhibit N to the Tehaleh Development Agreement)

18A.75.080 Planned Unit Development.

- A. **Purpose.** A Planned Unit Development (PUD) is intended to be a flexible zoning concept. Depending on the type of PUD, it will provide the Examiner a chance to encourage development of a variety of housing types; allow for non-residential development; create and/or preserve usable open space; provide recreational opportunity and aesthetic enjoyment to residents; preserve, to the maximum extent possible, the natural characteristics of the land; encourage creativity in design; provide predictability for the development of a project; and provide for maximum efficiency in the layout of streets, utility networks, and other public improvements, as appropriate.
- B. **Classifications of Planned Unit Development.** PUDs shall be classified as one of six types: Employment Based Planned Community, Master Planned Community, Master Planned Resort, New Fully Contained Community, Essential Public Facility-Rural Airport, or Essential Public Facility-State Corrections Overlay.
- C. **Definitions.**
1. Employment Based Planned Community (EBPC). Employment Based Planned Community means a planned unit development within an established Urban Growth Area which contains a mix of jobs, services, recreation, housing types, and densities.
- I. **Zoning Code Standards.**
1. **NFCC/EBPC/MPC/MPR/EPF-SC.** As part of the approval the Examiner shall prescribe bulk requirements and landscaping including but not limited to required yards, height, parking, buffers and screens. As provided in the Pierce County Subdivision Code, Title 16, binding site plans in lieu of subdivisions may be utilized in a project for all commercial and industrial uses.

- O. **PUD Approval - Findings Required.** The action by the Examiner to approve a PUD application, with or without modifications, shall be based upon the following findings:
1. **General Findings.**
 - a. The proposal is consistent with the Pierce County Comprehensive Plan and the principles and standards set forth in any applicable Community Plan.
 - b. Exceptions from the standards are warranted by the design and amenities incorporated in the project development agreement. The system of ownership and means of developing, preserving, and maintaining open space is suitable.
 - c. SEPA has been complied with.
 - d. Proven ability to finance the needed capital facilities.
 - e. There are adequate provisions for the preservation of open space. The preservation of open space should be consistent with the Comprehensive Plan policies.
 - f. School impacts should be addressed.
 - g. An inventory of the critical areas on and adjacent to the PUD has been completed pursuant to Title 18E and development in environmentally constrained lands or required buffers are avoided wherever possible.
 2. **EBPC/MPC/NFCC Findings.**
 - a. Transit-oriented site planning and traffic demand management programs can be implemented.
 - b. Buffers will be provided between the project and adjacent urban development.
 - c. Affordable housing will be provided within the project for a broad range of income levels.
 - d. The Examiner shall review and evaluate each residential phase for consistency for the achieving overall density as approved in the conceptual plan.
 - e. The Examiner shall review and evaluate each employment phase for consistency for achieving overall intensity as approved in the conceptual plan.
 - f. EBPC and NFCC projects meet the requirements of RCW 36.70A.350.

Comment: The proposal to allow a commercial eating and drinking establishment to be located on the site of a private recreational and social facility serving the residents of the plats of Whitman at Cascadia, Trilogy at Tehaleh and Trilogy West at Tehaleh, will amend Exhibits "C" and "I-1" of the Tehaleh Development Agreement, i.e., the Tehaleh Phase 1 Conceptual Plan and the Tehaleh Phase 1 Land Use Classifications. Exhibits "C" and "I-1" were approved as part of the 2014 Phase 1 Major Amendment to the Cascadia-Tehaleh EBPC PUD approval.

18A.85.040 Amendments.

- A. Purpose.** The purpose of this Section is to define types of amendments to Preliminary Plats or Use Permits and to identify procedures for those actions.
- C. Amendment Standards - Use Permits.** This Section is to provide the method for amending an approval or conditions imposed through a Use Permit or Preliminary Plat issued by the Examiner.
1. **Minor Amendment.** The following procedures shall be required for all minor amendments.

- a. Requests for minor amendments shall be in writing from the property owner or the owner's authorized agent.
- b. Minor amendment applications may be routed to any county division or any agency with jurisdiction. This distribution shall be at the discretion of the Department.
- c. A copy of all applications and any Department recommendation for minor amendments shall be routed to the Examiner. The Examiner shall determine if the proposal is consistent with the original decision.
- d. Minor amendments may be approved or modified with conditions for approval by the Director provided all of the following requirements are met:
 - (1) The Examiner does not object to the minor amendment approval.

Comments: *A draft copy of this decision has been forwarded to the Pierce County Hearing Examiner for review. The Hearing Examiner, in a December 8, 2015 letter, determined that the proposal is consistent with the original decision and meets the criteria of a minor amendment.*

- (2) Any proposal that results in a change of use must be permitted outright in the current zone classification.

Comments: *The proposal will not result in a change of land use in Phase 1. The private recreational and social facility that has been developed on Tract P of Whitman at Cascadia will continue to provide open space and recreation for the residents of the plats of Whitman at Cascadia and Trilogy at Tehaleh. If the clubhouse and grounds were converted into a non-recreational use allowed in the NC zone, additional open space would need to be found within Tehaleh to replace it.*

- (3) A change to a condition of approval does not modify the intent of the original condition.

Comments: *The change in the Cascadia-Tehaleh specific land use designation and zone classification of 5.52 acre Tract P of Whitman at Cascadia from Park to Neighborhood Center (NC) does not specifically alter a condition of the PUD approval, as amended. The private recreational and social facility that has been developed on Tract P of Whitman at Cascadia will continue to provide open space and recreation for the residents of the plats of Whitman at Cascadia and Trilogy at Tehaleh. If the clubhouse and grounds were converted into a non-recreational use allowed in the NC zone, additional open space would need to be found within Tehaleh to replace it.*

A September 6, 2015 memo analyzing traffic impacts from converting the 2,855-square foot restaurant from a private to a public space was prepared by the Transpo Group. The report indicates that opening the restaurant to the general public would result in 144 new daily trips to the site, including two weekday AM peak hour trips and 11 weekday PM peak hour trips. The report estimates that the difference in PM peak hour trips between a public and private restaurant would be approximately 6 trips. The project also includes 2,045 in seasonal outdoor dining that is open to the public. It is possible that the total daily trips and the peak hour trips could potentially double during the warmer summer months that the patio is open for dining.

The traffic analysis prepared by the Transpo Group for the clubhouse indicated that the number of daily trips in and out of the facility would be equivalent to 10% of the 1,830 daily trips anticipated for the homes in the plats of Whitman at Cascadia and Trilogy at Tehaleh, i.e. 183 daily trips for the clubhouse site. At worst case, the number of daily trips at the clubhouse site would increase by 79% to a total of 327 daily trips, not including the patio patron traffic. The Development Engineering Section has not expressed any significant concern regarding the relatively small increase in peak hour traffic from converting part of the facility to a public restaurant.

During review of the building permit for the Trilogy at Tehaleh 14,448 square foot clubhouse (application no. 767390) and based on use and parking information from similar clubhouse facilities at other Trilogy developments, and occupancy and seating numbers for this facility, PALS determined, per 18A.35.040.H. (Exh N of the 1999 Cascadia Development Agreement and 2015 Tehaleh Development Agreement), that the proposed 106 parking spaces would adequately accommodate the normal daily use of the facility by residents and employees. No on-street parking was permitted on 142nd Street East or other streets without first obtaining permission of the Pierce County Engineer. PALS determined that if normal daily or special event parking needs for the indoor and outdoor activities on the Trilogy at Tehaleh Clubhouse site exceed the capacity of the 106 space on-site parking lot, the property owner would be required to develop and implement a plan that involves valet parking to an off-site location, off-site shuttles, etc.

The 4,900-square foot restaurant facility, i.e., 2855 square feet of indoor and 2045 square feet of outdoor space, would trigger a requirement for 25 parking spaces. Since the clubhouse parking lot contains 34 additional parking spaces, above the required minimum of 72, PALS finds that there will be adequate existing parking to accommodate the seasonal patio overflow parking.

A condition has been added that will require that parking needs be reevaluated if the entire clubhouse facility were to ever be made open to the general public and/or made available for rental to the general public. Any additional Neighborhood Center zone uses on this site would be evaluated at the time of submittal as to adequacy of parking.

- (4) The perimeter boundaries of the original site shall not be extended by more than 5 percent of the original lot area.

Comments: *The proposed revisions will not modify the boundaries of Tehaleh.*

- (5) The proposal does not increase the overall residential density of a site.

Comments: *This proposal does not change or modify housing types specified in the 1998 original PUD approval, the 2006 first Minor Amendment approval, the first Periodic Five Year Review approval in 2007, or the Phase 1 Major Amendment approval in 2014.*

- (6) The proposal does not change or modify housing types.

Comments: *This proposal does not change or modify housing types specified in the 1998 original PUD approval, the 2006 first Minor Amendment approval, the first Periodic Five Year Review approval in 2007, or the Phase 1 Major Amendment approval in 2014.*

- (7) The proposal does not reduce designated open space.

Comments: The change in Cascadia-Tehaleh specific land use designation and zone classification from Park to Neighborhood Center will not necessarily reduce designated open space required per the 1998 original PUD approval, the 2006 first Minor Amendment approval, the first Periodic Five Year Review approval in 2007, or the Phase 1 Major Amendment approval in 2014. The private recreational and social facility that has been developed on Tract P of Whitman at Cascadia will continue to provide open space and recreation for the residents of the plats of Whitman at Cascadia and Trilogy at Tehaleh. If the clubhouse and grounds were converted into a non-recreational use allowed in the NC zone, additional open space would need to be found within Tehaleh to replace it.

- (8) The proposal does not add more than 25 percent gross square footage of structures to the site.

Comments: The change in use of a part of the Trilogy at Tehaleh Clubhouse from private recreation to public eating and drinking establishment will not increase the amount of commercial, industrial, civic, or residential structures and/or total size of structures.

- (9) The proposal does not increase the overall impervious surface on the site by more than 25 percent.

Comments: The change in use of a part of the Trilogy at Tehaleh Clubhouse from private recreation to public eating and drinking establishment will not increase the amount of overall commercial, industrial, civic, or residential impervious cover.

- (10) Any additions or expansions approved through minor amendments that cumulatively exceed the requirements in this Section shall be reviewed as a major amendment.

Comments: The thresholds for a major amendment have not been reached by the first three Minor Amendments or the first two Minor Modifications to the overall Cascadia-Tehaleh EBPC PUD approval.

Decision

This third Minor Amendment to the Cascadia Employment-Based Planned Community Planned Unit Development (PUD): Cascadia - Phase 1, is hereby **approved**, subject to compliance with the following conditions:

1. All Conditions of Approval, except as removed or altered through this Minor Amendment approval, imposed under the 1999 Pierce County Hearing Examiner Decision for the Cascadia (aka Tehaleh) Employment Based Planned Community Planned Unit Development approval, as amended, shall remain in effect.
2. If the entire clubhouse facility is to be made open to the general public and/or made available for rental to the general public, the applicant shall provide a traffic impact and parking analysis of the impacts of such change in use.

3. Any additional Neighborhood Center zone classification uses that may be added to this site in the future shall be evaluated at the time of submittal as to adequacy of off-street parking.

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 Land Services Department, 2401 So. 35th, Tacoma, Washington.


Deirdre Wilson, Manager, Current Planning

for: Dennis Hanberg, Director
Planning and Land Services

Transmitted To:

Property Owner –
Overall Tehaleh EBPC:

Newland Communities
Attn: Scott Jones
33490 9th Avenue S., Suite 206
Federal, Way, WA 98003

Property Owner –
Trilogy Clubhouse Site/Applicant:

Seven Summits Lodge, LLC
Attn: Paul Lymberis
1450 114th Avenue S.E., Suite 220
Bellevue, WA 98004

Agent:

MacKay Sposito
Attn: Eric Abbott, P.E.
33400 8th Avenue South, Suite 230
Federal Way, WA 98003

Parties of Record:

Dave Vickerman
14710 Knoll Park Court East
Bonney Lake, WA 98391

Tehaleh Parties of Record List (attached)

Others:

Robert Jenkins, PALS Current Planning
Robert Witzl, PALS Current Planning
Pierce County Council
Stephen K. Causseaux, Jr., Hearing Examiner

REJ:sl



Pierce County

Office of the Pierce County Hearing Examiner

902 South 10th Street
Tacoma, Washington 98405
(253) 272-2206

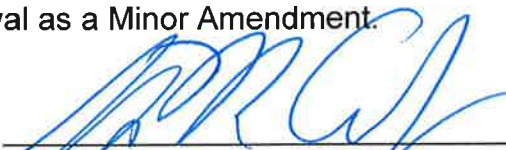
STEPHEN K. CAUSSEUX, JR.

Pierce County Hearing Examiner

I, STEPHEN K. CAUSSEUX, JR., Pierce County Hearing Examiner, have reviewed the proposed draft approval of Minor Amendment to the Cascadia (a.k.a. Tehaleh) Employment-Based Planned Community (EBPC) Planned Unit Development (PUD): Trilogy at Tehaleh Clubhouse Zoning, Application Numbers: 816862, 816985, in accordance with Pierce County Code, Title 18A.85.040.C.1.d.(1).

I find it appropriate for review and approval as a Minor Amendment.

Signed:



STEPHEN K. CAUSSEUX, JR.
Hearing Examiner

Dated:

12/8/15



Mailing envelopes updated 2/9/15

ID	Parcel Number	Use	Tax Payer Name	Delivery Address	Site Ad City/State	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	7716 190 th Ave E	Bonney Lake WA	98391	
			B. C. Mitchell	3220 Magnolia Blvd W	Seattle WA	98159	mail return
			Bill Diamond	4401 S. 66 th Street	Tacoma, WA	98406	
			Bill Heath	818 Bonney Ave	Sumner WA	98390	Heath asked for name to be removed
			Bob Duffy				
			Department of Ecology	PO Box 47775	Olympia WA	3504-7775	
			Brian Churchill	2702 S 42nd St, Suite 201	Tacoma WA	98409	Email list
			Bruce C. Mitchell	3220 Magnolia Blvd	Seattle WA	98199	
			Bud Rehberg	3802 232 nd St	Spanaway WA	98387	
			Carl Halsan	PO Box 1447	Gig Harbor WA	98335	
			Cascadia Resort Communities LLC	11747 NE 1st St. Suite 320	Bellevue WA	98005	
			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	2041 S 126 th St Ct E	Bonney Lake WA	98391	
			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	
			David Roberts, P.E.				
			Parametrix, Inc.	1019 39 th Ave SE, Suite 100	Puyallup WA	3374-2115	
			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	

Mailing envelopes updated 2/9/15

ID	Parcel Number	Use	Tax Payer Name	Delivery Address	Site Ad City/State	Zipcode	mail return
			Earl and Marikay Cumpston	15909 198 th Ave E	Sumner WA	98390	
			Elizabeth Mitchell	PO Box 1083	Edmonds WA	98020	
			Erik Enstrom				
			Goldsmith & Assoc	PO Box 3565	Bellevue WA	98009	
			Forest Suttmiller	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 126 th Ave SE	Kent WA	98031	
			Jack Niehuser	2702 S. 42nd Street, Ste 201	Tacoma, WA	98409	Email list
			James and Jane Waldron	19610 166 th St E	Sumner WA	98390	
			Jeff Lyon				
			Quadrant/KMS Mgmt. Svcs.	1201 Pacific Ave, Suite 1400	Tacoma WA	98402	
			Jerry Thorson	18421 Old Buckley Hwy	Sumner WA	98390	
			Joe Scorcio	2207 N Washington St	Tacoma WA	98406	
			John P. McDonald, Deputy Chief				
			East Pierce Fire and Rescue	18421 Veterans Memorial Drive, Ste F	Bonney Lake WA	98391	
			John Schulz	18421 Old Buckley Hwy	Bonney Lake WA	98391	
			John Thomas	1202 Wood Ave	Sumner WA	98390	
			John Vodopich, AICP				
			City of Bonney Lake	PO Box 7380	Bonney Lake WA	98390	
			Karl Anderson	1123 Port of Tacoma Rd	Tacoma WA	98421	
			Kathleen Haggard	601 Union Street, Ste 900	Seattle, WA	98101	mail return
			Larry Toedtli				
			The Transpro Group	11730 118 th Ave NE, Suite 600	Kirkland WA	3034-7120	
			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	3112-5416	added to email list
			Mary J. Urbaek	12417 12th St E	Edgewood WA	98372	
			Matt Vincent	12904 198 th Ave E	Sumner WA	98390	

Mailing envelopes updated 2/9/15

ID	Parcel Number	Use	Tax Payer Name	Delivery Address	Site Ad City/State	Zipcode	mail return
			Matthew Sweeney	PO Box 7935	Tacoma WA	98406	
			Maxine Herbert-Hill	15710 106 th St E	Puyallup WA	98374	
			Mike Rutkosky	PO Box 8330	Bonney Lake WA	3391-0101	
			Nash Cascadia Verde LLC	16701 SE McGillivray Blvd, Ste 150	Vancouver WA	3638-3462	
			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	P.O. Box 73399	Puyallup, WA	98373	
			Attn: Steve Barger				
			Pam Weekley	809--11th St. NE	Auburn, WA	98002	mail return
			Paul Miller	2607 Bridgeport Way, Suite 1M	University Place WA	98466	
			Paul Rogerson, AICP				
			City of Sumner	1104 Maple St, Suite 250	Sumner WA	3390-1423	
			Ray Schuler	PO Box 2015	Tacoma WA	98401	
			Richard Filkins				
			Department of Transportation	PO Box 47440	Olympia WA	98504	
			Rob Tucker	PO Box 65917	Tacoma WA	98411	
			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	
			Steven J. Brown				
			Troutlodge, Inc.	PO Box 1290	Sumner, WA	98390	
			Sumitomo Forestry America, Inc				
			Attn: Takefumi Usami	1110 - 112th Avenue NE, Ste 202	Bellevue WA	3004-4571	
			Sumner School District #320				
			Attn: Steve Sjolund	1202 Wood Ave	Sumner WA	98390	
			Thomas Uren				
			ELM, LLC	1207 1 st St	Kirkland WA	98033	
			Tom Smayda	139 NE 61 st	Seattle WA	98115	
			Vijay Kulkarni	2702 S. 42nd Street, Ste 201	Tacoma, WA	98409	Email list

Mailing envelopes updated 2/9/15

ID	Parcel Number	Use	Tax Payer Name	Delivery Address	Site Ad City/State	Zipcode	mail return
			William T. Lynn	PO Box 1157	Tacoma WA	98401	
			Gordon, Thomas, Honeywell	20 Forest Glen Lane SW	Lakewood, WA	98498	
			Joseph F. Quinn				
			Cairncross & Hemplemann				
			Attn: Nancy Bainbridge Rogers	524 Seacord Ave, Ste 500	Seattle, WA	98104	
			Hugh Smith	PO Box 7217	Bonney Lake WA	98391	
			Jason Sullivan	9002 Main Street East, Ste 30	Bonney Lake WA	98391	
			Kurt Sterling	14516 192nd Avenue Court E	Bonney Lake WA	98391	
			Eric Abbott	eabbott@mackaysposito.com			
			Dennis Hanberg	dhanber@co.pierce.wa.us			
			Robert Jenkins, Senior Planner	rienkin@co.pierce.wa.us			
			Sean Gaffney	sgaffne@co.pierce.wa.us			
			Paul Barber, CE2, Engineer	pbarber@co.pierce.wa.us			
			Scott Sissons, Environmental Biologist 3	ssisson@co.pierce.wa.us			
			Jill Guernsey, Prosecuting Attorney	jguerns@co.pierce.wa.us			
			Annette Pearson	apears1@co.pierce.wa.us			
			Larry Eckstrom	lekstro@co.pierce.wa.us			
			Rob Lowe	rlowe@co.pierce.wa.us			Email return
			Mike Galizio	mgalizi@co.pierce.wa.us			No longer with PC
			Steve Kamieniecki	skamien@co.pierce.wa.us			
			Kip Julin	kjulin@co.pierce.wa.us			
			Rory Grindley	rgrindl@co.pierce.wa.us			
			Deirdre Wilson, Supervisor	dwilso4@co.pierce.wa.us			
			Mark Oakford	moakfor@co.pierce.wa.us			
			Brian Churchill, Associate Traffic Engineer	bchurch@co.pierce.wa.us			
			Vijay Kulkarni, Assistant Traffic Engineer	vkulkar@co.pierce.wa.us			
			Jack Niehuser, Civil Engineer	jniehus@co.pierce.wa.us			
			Mary J. Urback	murback@urbackpllc.com			