



Written Order

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

Application Numbers: 846463 / 846466

Tax Parcel Numbers: 0519211-017 and -020; 0519221-010 to -017; 0519222-019 to -030; 0519223-032 and -034 to -037; 0519224-009 to -015; and 0519232007

November 10, 2016

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, to: 1) relocate the 4-acre RV storage use from the west side of 198th Avenue East to the east side of 198th Avenue East - the east side residential area displaced by the RV storage facility would be relocated to the west side of the road; 2) refine the layout of Parcel O to identify a new single location for the future golf resort and more clearly identify locations for future roadway connections, the golf course area, and residential development areas.

The applicant intends to submit an application in the fall of 2016 for a preliminary plat for the new single-family development parcel O1.1 in the northwest corner of Parcel O.

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 in the 14900-15100 Blocks (west side) and 14400-15100 Blocks of 198th Avenue East (east side), Bonney Lake, WA, within the NE ¼ of Section 21, the N ½, SE ¼ and the east half of the SW ¼ of Section 22, 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:

<https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=846463>



Project Information

Application Complete Date: September 15, 2015

Property Owner: NASH Cascadia Verde, LLC
16701 S.E. McGillivray Blvd, Suite 150
Vancouver, WA 98683-3462

Property Owner / Applicant: NASH Cascadia Verde, LLC
Attn: Tom Uren / Steve Yester
505 South 336th Street, Suite 430
Federal, Way, WA 98003
turen@newlandco.com
syester@newlandco.com

Agent: MacKay Sposito
Attn: Eric Abbott, P.E., Design Manager
33400 8th Avenue South, Suite 130
Federal, Way, WA 98003
eabbott@mackaysposito.com

Report Summary

The project has been reviewed for conformance with:

- Section 6.21.1 of the September 8, 1999, Development Agreement
- Condition No. 136 of the Pierce County Hearing Examiner's June 18, 1999, decision
- Condition No. 3L of the August 14, 2007, decision of the Pierce County Hearing Examiner on the first periodic five year review of the Cascadia-Tehaleh EBPC PUD
- Sections 8.1.1 and 8.2 of the 2015 Tehaleh Development Agreement

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 to Parcel O will not significantly impact surrounding uses beyond what was originally approved and will not alter the role that Parcel O plays in the overall Tehaleh community.

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.

August 2, 2013, an 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 2014 change in land use designation and zone.

An Addendum to the FEIS was issued on October 29, 2015, to modify the FEIS to reflect the change in land use designation and zone of a 5.52 acre parcel in the plat of Whitman at Tehaleh from Parks to Neighborhood Center in order to allow a commercial eating and drinking establishment to be located on the site of a private recreational and social facility.

In addition, a request for the review of an addendum to the FEIS was submitted for review and approval with this Minor Modification. An Addendum to the FEIS was issued on October 31, 2016, to modify the FEIS to reflect the current proposal and the change in land use designations and zone.

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; and
 - j. Third Minor Amendment to the Cascadia-Tehaleh EBPC PUD (Written Order issued on December 10, 2015).
3. PALS circulated the application materials for the current proposal to appropriate County agencies for review and comment on September 30, 2016.
 4. Notification of this proposal was mailed to neighboring property owners and parties of record on September 30, 2016.
 5. The applicant posted notification of the proposal on the site on October 12, 2016. A Declaration of Posting is in the file.
 6. No formal comments have been received from neighbors, parties of record, or the public.
 7. Comments have been received from the following departments and agencies: the Washington State Department of Ecology, and the Development Engineering and Resource Management sections of PALS.

Development Engineering and Resource Management have requested that development in Parcel O be subject to the same regulatory standards as the rest of Phase 1 of the Tehaleh EBPC, as specified in the 2015 Tehaleh Development Agreement. 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).

Staff Comment: The proposed relocation of the Employment land use designation and zone classification of the RV storage facility, the consolidation and relocation of the golf resort and golf course, and the redesign of the residential development parcels, allees and buffers, and arterial roadways in Parcel O 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, and will not impact the ability of Tehaleh to continue to develop a complete community.

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.

Staff Comment: The proposal to swap locations of residential and business park (RV storage) designations and to further refine the location of the golf resort, golf course and surrounding residential areas and open spaces in Parcel O will amend the following exhibits to the 2015 Tehaleh Development Agreement:

- “B”, Tehaleh Overall Conceptual Plan;
- “C”, Tehaleh Phase 1 Conceptual Plan;
- “D”, Tehaleh Phase 1 Land Use Table;
- “E-1 to E-4”, Tehaleh Phase 1 Master Park and Trail Plans; and
- “I-1”, Tehaleh Phase 1 Land Use Classifications Map.

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.

Staff Comment: Per Section 6.21.1 of the September 8, 1999, Development Agreement, Condition No. 136 of the Pierce County Hearing Examiner's June 18, 1999, decision, and Condition L of the August 14, 2007, decision of the Pierce County Hearing Examiner on the first periodic five year review of the Cascadia-Tehaleh EBPC PUD, the Examiner determined that a minor modification to the PUD approval could be reviewed under different notice and routing standards as a minor amendment. This minor modification authority was clarified in the 2007 decision and the language placed in the 2015 Tehaleh Development Agreement under Section 8.1.1.

Tehaleh Development Agreement

8. MODIFICATIONS, AMENDMENTS AND REVOCATION

8.1 Modifications and Amendments - General

This Tehaleh Development Agreement, the Project Approval and any Subsequent Approval, including, but not limited to the land use plan elements or conditions of approval, may be amended or modified subject to the provisions below. None of the provisions of Paragraph 8 apply to Parcel O.

8.1.1 Minor Modifications

The Director need not process a minor modification (described below) as a “minor amendment” under PCC 18A.85.040, 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. The Examiner shall determine if the proposed minor modification is consistent with the original decision, and shall advise the Director of any objection prior to the Director’s decision on the proposed modification.

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: There are no new land use elements proposed for Parcel O and the areas directly to the west of 198th Avenue East. Parcel O will still retain a golf resort, including a hotel, a golf course, and surrounding residential neighborhoods and open space corridors. The consolidation of the golf resort in a central location will not adversely impact the functionality of Parcel O as a major recreational asset for the Tehaleh community and broader communities and a convenient housing choice for residents interested in a golf course lifestyle. The relocated four-acre RV storage facility from the west side to east side of 198th Avenue East since will continue to be buffered from 198th Avenue East traffic by the 100-foot wide Tehaleh forested buffer. The new RV storage location will be separated from exception parcel block properties to the south by the existing PSE substation and from future residential neighborhood in Parcel O by a future extension of Cascadia Blvd. East and additional vegetative buffering.

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

Staff Comment: The proposal replaces the uncertainty of the two potential locations in Parcel O for the golf resort, with one in the west-central portion of Parcel O, with the golf course layout spreading out to the northeast and southeast.

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

Staff Comment: The provision of an RV storage facility as one component of the employment component of the EBPC was authorized in the April 2014 Phase 1 Major Amendment. Relocating the facility to the east side of 198th Avenue East is consistent with that approval.

Although the choice of Parcel O golf resort location has been reduced to one west-central location and the golf course layout, residential areas, and open space reconfigured, those changes do not alter any specific condition of approval of the original PUD decision or subsequent amendments.

(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 minor modification proposal provides a defined location for a new arterial roadway extension of Cascadia Blvd. East from 198th Avenue East, along the west side of Parcel O to a connection to the Tehaleh Phase 2 area south of the eastern exception parcel block. The original 1999 Cascadia approval provided a more conceptual road network within Parcel O, with a connection to Phase 2 in the same general location as the current proposal. The 2006 Phase 1 Minor Amendment and 2014 Phase 1 Major Amendment approvals provided similar general roadway layouts and connections to Phase 2 to the south. The proposed roadway layout will more directly link areas south of Parcel O to northbound 198th Avenue East and the developed portion of Phase 1 of Tehaleh.

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

Staff Comment: The minor modification proposal maintains the minimum 100-foot wide forested buffers around the outer boundary of Tehaleh. The proposal also maintains the southwest to northeast trending steep slope in the eastern portion of Parcel O as a forested alley, as shown in the original 1999 plan and the revised 2006 and 2014 plans. In addition, forested corridors of approximately 100 feet in width will separate residential subdivision blocks and connect the golf course to the perimeter buffers, which will ease wildlife movement through Parcel O.

(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 following changes to the conceptual plan will not significantly impact surrounding uses than earlier plans and does not alter the role that Parcel O plays in the overall Tehaleh community. The changes are as follows: 1) the relocation of the RV storage area to Parcel O; 2) the relocation of the golf resort complex, i.e., hotel, clubhouse, parking, etc. to the west central part of Parcel O; and 3) the shifting of the actual golf course holes further to the east in Parcel O than originally proposed in 1999 and originally cleared and graded in 2008 by the original developer.

Major Amendment and to all, or portions of, this Tehaleh Development Agreement by submitting a letter to the County prior to April 7, 2017. Upon receipt of such letter, the Tehaleh Development Agreement shall be revised to address Parcel O and the interests of the owner of Parcel O. The Owners of Parcel O shall be responsible to prepare any modifications to the Development Agreement at its expense, and any modifications shall be only those necessary to include Parcel O in the Agreement consistent with existing approvals and shall not affect the substantive rights of NASH or other property owners. If no such letter is presented, then Parcel O shall remain subject to the Cascadia Development Agreement and EBPC Approvals (as described in the Major Amendment Decision), meaning that the Major Amendment and Tehaleh Development Agreement shall not be interpreted or applied to Parcel O, and shall not be interpreted or applied in any way that would diminish the existing vesting, zoning, and land use rights associated with Parcel O under the existing County approvals and Development Agreement.

Staff Comment: At the time of the 2014 Phase 1 Major Amendment, Parcel O was owned by a separate entity, Cascadia Resort Communities LLC, who declined to participate in any revisions to the Parcel O land use plan at that time. The Parcel O portion of the 2014 Major Amendment proposal continued to show the conceptual land use layout approved in the 2006 Minor Amendment. The 2014 Major Amendment decision allowed the then owners of Parcel O to have development in Parcel O continue to be regulated by the 1999 Cascadia Development Agreement instead of the updated 2015 Tehaleh Development Agreement. However, both the 2014 Hearing Examiner decision and the Tehaleh Development Agreement allowed the owner of Parcel O to opt in to the Tehaleh Development Agreement by April 7, 2017.

Parcel O was sold to the applicant by Cascadia Resort Communities LLC in April 2016. All of Tehaleh is now under a single ownership and single master developer, i.e., NASH Cascadia Verde LLC. For consistency and best management practices and given this change in ownership and responsibility has taken place, a condition of this Minor Modification will be that development in Parcel O be subject to the regulations and requirements as set forth in the 2015 Tehaleh Development Agreement for the duration of that agreement.

The applicant applied for a Major Amendment to the Tehaleh EBPC PUD approval in August 2014 to provide project level approval for Phase 2 (previously known as Phases 2 and 3) and to make changes that would affect Phase 1, including Parcel O. After purchasing Parcel O in April 2016, the applicant has proposed several possible design alternatives for development of Parcel O. These alternatives will be reviewed through the Supplemental Environmental Impact Statement process and the Phase 2 Major Amendment. At the completion of the Phase 2 Major Amendment review and approval, Parcel O may evolve further in terms of land use character.

8.1.2 Amendment

Other proposed changes, not falling within Section 8.1.1, shall be reviewed as follows: The Director may administratively approve minor changes to the Tehaleh Development Agreement, including the Land Use Plan elements or conditions of approval under the procedures of PCC 18A.850.040 as minor amendments. Minor amendments are defined as those that do not increase the number of dwelling units by more than 10% of the total number allowed for the Project or phase, those that do not decrease net residential density, those that do not increase impacts on transportation or the environment, and those that do not reduce buffers or open space. Amendments that do not qualify as minor shall be subject to the same procedures as the original application.

8.2 Modifications and Amendments – Approvals Required

8.2.1 Modifications and Amendments by NASH

Modifications and Amendments by NASH as to property it owns within the Project shall not require the consent or approval of the owners of other property within the Project, but notice shall be given as required by applicable Pierce County Code provisions.

Decision

This third Minor Amendment to the Cascadia (a.k.a. Tehaleh) Employment-Based Planned Community Planned Unit Development (PUD): Cascadia – Parcel O revisions, is hereby **approved**, subject to compliance with the following conditions:

1. All Conditions of Approval, except as removed or altered through this Minor Modification 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. Complete applications for development within Parcel O shall comply with requirements set forth in the 2015 Tehaleh Development Agreement for the remainder of Phase 1 of the Tehaleh EBPC PUD for the duration of the 2015 Tehaleh Development Agreement.

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.



Sean Gaffney, Manager, Planning

for: Dennis Hanberg, Director
Planning and Land Services

Transmitted To:

Property Owner: NASH Cascadia Verde, LLC
16701 S.E. McGillivray Blvd, Suite 150
Vancouver, WA 98683-3462

Property Owner / Applicant: NASH Cascadia Verde, LLC
Attn: Tom Uren / Steve Yester
505 S. 336th Street, Suite 430
Federal, Way, WA 98003
turen@newlandco.com
syester@newlandco.com

Agent: MacKay Sposito
Attn: Eric Abbott, P.E., Design Manager
33400 8th Avenue S., Suite 130
Federal, Way, WA 98003
eabbott@mackaysposito.com

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

Others: Robert Jenkins, PALS Current Planning
Scott Sissons, PALS 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

REJ:sl

Tehaleh Parcel O Minor Modification WO-RJ.docx

Mailing envelopes updated 11/10/16

ID	Parcel Nur Use	Tax Payer Name	Delivery Address	Site Ad City/State	Zipcode	NA	mail return
		Mary J. Urback	12417 12th St E	Edgewood WA	98372		added to email list
		Brian Churchhill	2702 S 42nd St, Suite 201	Tacoma WA	98409		Email list
		Jack Niehuser	2702 S 42nd Street, Ste 201	Tacoma, WA	98409		Email list
		Vijay Kulkarni	2702 S 42nd Street, Ste 201	Tacoma, WA	98409		Email list
		Bill Heath	818 Bonney Ave	Sumner WA	98390		Heath asked for name to be removed
		B. C. Mitchell	3220 Magnolia Blvd W	Seattle WA	98159		mail return
		Kathleen Haggard	601 Union Street, Ste 900	Seattle, WA	98101		mail return
		Pam Weekley	809 11th St NE	Auburn, WA	98002		mail return
		Bill Diamond	9027 Pacific Avenue, Suite 4	Tacoma, WA	98444-6247		Email list
		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		
		Bob Duffy					
		Department of Ecology	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		
		Carl Halsan	PO Box 1447	Gig Harbor WA	98335		Email list
		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		

Mailing envelopes updated 11/10/16

ID	Parcel Nur Use	Tax Payer Name	Delivery Address	Site Ad City/State	Zipcode	NA	mail return
		David Roberts, P.E.	1019 39 th Ave SE, Suite 100	Puyallup WA	98374-2115		
		Parametrix, Inc.	5720 Capital Blvd	Tumwater WA	98502		
		Dawn Naylor	PO Box 1613	Orting, WA	98360		
		Diane Rhoades	15818 Pioneer Way E	Orting WA	98360		
		Don Rolston	PO Box 820	Orting WA	98360		
		Doug Britschgi	15909 198 th Ave E	Sumner WA	98390		
		Earl and Marikay Cumpston	PO Box 1083	Edmonds WA	98020		
		Elizabeth Mitchell					
		Erik Enstrom	PO Box 3565	Bellevue WA	98009		
		Goldsmith & Assoc	5720 Capital Blvd	Tumwater WA	98502		
		Forest Sutmiller	11601 188 th Ave Ct	Bonney Lake WA	98390		
		Gary Campbell	5417 234 th Ave E	Buckley WA	98321		
		Gerald Schmitz	15421 88 th St E	Puyallup WA	98372		
		Glenn Kuper, Jr.	23639 126 th Ave SE	Kent WA	98031		
		Greg Pyle	19610 166 th St E	Sumner WA	98390		
		James and Jane Waldron					
		Jeff Lyon	1201 Pacific Ave, Suite 1400	Tacoma WA	98402		
		Quadrant/KMS Mgmt. Svcs.	18421 Old Buckley Hwy	Sumner WA	98390		
		Jerry Thorson	2207 N Washington St	Tacoma WA	98406		
		Joe Scorcio					
		John P. McDonald, Deputy Chief	18421 Veterans Memorial Drive, Ste F	Bonney Lake WA	98391		
		East Pierce Fire and Rescue	18421 Old Buckley Hwy	Bonney Lake WA	98391		
		John Schulz	1202 Wood Ave	Sumner WA	98390		
		John Thomas					
		John Vodopich, AICP	PO Box 7380	Bonney Lake WA	98390		
		City of Bonney Lake	1123 Port of Tacoma Rd	Tacoma WA	98421		
		Karl Anderson					
		Larry Toedtli	12131 - 113th Avenue NE, Ste 203	Kirkland WA	98034		
		The Transpro Group					
		Lowe Enterprises Northwest, Inc	600 University St, Suite 2820	Seattle WA	98101		
		Attn: Michael J. Brooks	19417 131 st St E	Bonney Lake WA	98391		
		Loyal Mellott					

Mailing envelopes updated 11/10/16

ID	Parcel Nur Use	Tax Payer Name	Delivery Address	Site Ad City/State	Zipcode	NA mail return
		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	98406	
		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 150	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	P.O. Box 73399	Puyallup, WA	98373	
		Attn: Steve Barger				
		Paul Miller	2607 Bridgeport Way, Suite 1M	University Place WA	98466	
		Paul Rogerson, AICP				
		City of Sumner	1104 Maple St, Suite 250	Sumner WA	98390-1423	
		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	98004-4571	
		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	

ID	Parcel Nur Use	Tax Payer Name	Delivery Address	Site Ad City/State	Zipcode	NA	mail return
		William T. Lynn					
		Gordon, Thomas, Honeywell	PO Box 1157	Tacoma WA	98401		Email list
		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	9002 Main Street East, Ste 30	Bonney Lake WA	98391		
		Kent Sterling	14516 192nd Avenue Court E	Bonney Lake WA	98391		
		Annette Pearson	apears1@co.pierce.wa.us				
		Bill Diamond	bdiamond@rriarson.com				
		Brian Churchill, Associate Traffic Engineer	bchurch@co.pierce.wa.us				
		Carl Halsan	carlhalsan@gmail.com				
		Deirdre Wilson, Supervisor	dwilso4@co.pierce.wa.us				
		Dennis Hanberg	dhanber@co.pierce.wa.us				
		Eric Abbott	eabbott@mackaysposito.com				
		Hugh Smith	hughsmith49@comcast.net				
		Jack Niehuser, Civil Engineer	jniehus@co.pierce.wa.us				
		Jessica Schick	jessica.schick84@gmail.com				
		Larry Eckstrom	lekstro@co.pierce.wa.us				
		Mark Oakford	moakfor@co.pierce.wa.us				
		Mary J. Urback	murback@urbackpllc.com				
		Maxine Herbert-Hill	mherberthill@gmail.com				
		Pam & Mike Weekley	pamweekley@comcast.net				
		Paul Barber, CE2, Engineer	pbarber@co.pierce.wa.us				
		Robert Jenkins, Senior Planner	rjenkin@co.pierce.wa.us				
		Rory Grindley	rgrindl@co.pierce.wa.us				
		Scott Sissons, Environmental Biologist 3	ssisson@co.pierce.wa.us				
		Sean Gaffney	sgaffne@co.pierce.wa.us				
		Steve Kamieniecki	skamien@co.pierce.wa.us				
		Vijay Kulkarni, Assistant Traffic Engineer	vkulkar@co.pierce.wa.us				
		William Lynn, Gordon Thomas Honeywell	Blynn@gth-law.com				
		Steve Sjolund, Educational Support					
		Services Officer, Sumner School District	steve_sjolund@sumnersd.org				