



# Written Order

## Minor Modification to the Cascadia (a.k.a. Tehaleh) Employment-Based Planned Community (EBPC) Planned Unit Development (PUD): Parcels O1.2 and V2 - Business Park Revisions

**Application Numbers: 861529 / 862139**

**Tax Parcel Numbers: 0519202015, 0519211017, 0519222-024 and -031**

**August 7, 2017**

**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:

- Relocate the 8.3 acres of Business Park employment designation from the currently undeveloped western employment area (Parcel V2) to expand an existing 4-acre Business Park designation on Parcel O1.2;
- Relocate 8.3 acres of Residential designation from Parcel O1.2 to Parcel V2 (New Parcel S1); and
- Eliminate the forest buffer between residential Parcel N2 and future residential development to the south in Phase 2.

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:** 14900-15100 Blocks (west side), 14400-15100 Blocks of 198th Avenue East (east side), and approximately 1,300 feet southwest of the intersection of the future western end of Cascadia Blvd. East with Tehaleh Blvd. East, Bonney Lake, WA, within the NW  $\frac{1}{4}$  of Section 20, the NE  $\frac{1}{4}$  of Section 21, the N  $\frac{1}{2}$ , SE  $\frac{1}{4}$  and the east half of the SW  $\frac{1}{4}$  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.

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.

**County Contact:** Robert Jenkins, Senior Planner, 253-798-7016, [rjenkin@co.pierce.wa.us](mailto:rjenkin@co.pierce.wa.us)

**Pierce County Online Permit Information:**

<https://palsonline.co.pierce.wa.us/palsonline/#!/permitSearch/permit/departementStatus?applPermitId=861529>



**Project Information**

Application Complete Date: May 12, 2017

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](mailto:turen@newlandco.com)  
[syester@newlandco.com](mailto:syester@newlandco.com)

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

**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.

Addendum to the FEIS was issued on October 31, 2016, to modify the FEIS to reflect the current location of the 4-acre Business Park zoned RV storage use and refine the layout of Parcel O to identify a new single location for the future golf resort and more clearly identify locations for future roadways connections, the golf course area, and residential development areas.

An Addendum to the FEIS for the current proposal was issued on July 27, 2017.

## **Findings of Fact**

### Public and Legal Notice:

- *May 17, 2017:* 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.
- *May 26, 2017:* A Public Notice sign was posted on the site by the applicant's agent. The posting was confirmed with a Declaration of Posting.
- The permit does not require a public hearing before the Examiner.

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.

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 Planning and Land Services (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 (reissued Decision issued by the Hearing Examiner on May 10, 2012);
- 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 parties 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).
- k. Third Minor Modification to the Cascadia-Tehaleh EBPC PUD (Written Order issued on November 10, 2016.

**Proposed Revisions to Exhibit C of the Tehaleh Development Agreement – Tehaleh Phase 1 Conceptual Plan:**



## **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:

### **Comments from Agencies and Public**

Comments have been received from the following departments and agencies: the Development Engineering and Resource Management Sections and Sewer Section of Planning and Public Works (PPW). 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 2 of this report. The substance of these comments is reflected, where appropriate, in the conditions at the end of this report.

### **Governing Development 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:

1. April 5, 2006, approval of the first Minor Amendment to the Cascadia EBPC PUD;
2. June 17 and October 12, 2007, approvals of the second Minor Amendment to the Cascadia EBPC PUD;
3. August 14, 2007, first Periodic Five Year decision on the Cascadia EBPC PUD;
4. June 2, 2008, approval of the first Minor Modification to the Cascadia EBPC PUD;
5. May 10, 2012, second Periodic Five Year decision on the Cascadia EBPC PUD;
6. September 13, 2013, approval of the second Minor Modification to the Cascadia EBPC PUD;
7. April 7, 2014 and April 23, 2014, approvals of the first Major Amendment to the Cascadia EBPC PUD; and the
8. 2015 Tehaleh Development Agreement, recorded on August 6, 2015.

## **Pierce County Comprehensive Plan – Title 19A**

### **EMPLOYMENT-BASED PLANNED COMMUNITY**

- GOAL LU-58 Encourage development of new, self-sufficient, planned communities that address the full range of needs of the residents, including housing, jobs, services, and recreation.
- LU-58.1 Establish an Employment-Based Planned Community (EBPC) land use classification to allow for EBPC developments approved pursuant to the planned unit development or planned development district permit process.
- LU-58.2 Develop EBPCs within the Urban Growth Area.
- LU-58.2.1 EBPCs must meet the following criteria:
- LU-58.2.2 EBPC development must be at least 320 acres or more in size.
- LU-58.2.3 New infrastructure is provided for and impact fees are established consistent with the requirements of RCW 82.02.050;
- LU-58.2.4 Transit-oriented site planning and traffic demand management programs are implemented;

- LU-58.2.5 Buffers are provided between the EBPC and adjacent urban development;
- LU-58.2.6 A mix of uses is provided to offer jobs, housing, and services to the residents of the EBPC;
- LU-58.2.7 Affordable housing is provided within the EBPC for a broad range of income levels;
- LU-58.2.8 Environmental protection has been addressed and provided for.
- LU-58.4 Require the proponent to submit an infrastructure and public facilities plan, including an analysis of financing options that conform to the proposed phasing plan and assure concurrency.
- LU-58.5 EBPCs must be developed with an Employment Center in the first component of development.
  - LU-58.5.1 Residential development will not be accepted as the exclusive use in the initial phases of an EBPC.
  - LU-58.5.2 Over the course of project development, the EBPC shall maintain an appropriate mix of jobs, services, recreation, and housing as established by the initial approval.
- LU-58.6 Require EBPCs to provide their approved levels of employment in tandem with their residential development.
  - LU-58.6.1 Monitor this balance through the periodic review of the development's traffic impacts as required by the Hearing Examiner.

*Staff Comment: The relocation of employment designated land in the western part of Phase 1 to the employment node taking shape in eastern Parcel O, as a result of the 2016 Minor Modification, 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 as a complete community. The swapping of residential and employment land will result in no increase in Phase 1 traffic related impacts. The forest buffer being eliminated on the southern edge of Parcel N2 was an internal buffer between Phases 1 and 2 of Tehaleh and was not part of the buffer and allee system evaluated in the EIS or required to remain per the PUD approval.*

**Tehaleh Development Agreement, Exhibit N: Development Regulations-Zoning – Title 18A**

**Chapter 18A.75 – Use Permits**

**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 designations and expand the area devoted to Parcel N2 by eliminating the forest buffer 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; 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: The relocation of employment designated land in the western part of Phase 1 to the employment node taking shape in eastern Parcel O, as a result of the 2016 Minor Modification, and the relocation of Parcel O residential designated land to the western part of Phase 1 will result in no increase in Phase 1 traffic related impacts. The forest buffer being eliminated on the southern edge of Parcel N2 was an internal buffer between Phases 1 and 2 of Tehaleh and was not part of the buffer and allee system evaluated in the EIS or required to remain per the PUD approval.*



(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.*

(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 alter any arterial or feeder roadway. The new Business Park designation in Parcel O will be served by the same shared access facility being developed for the RV storage facility authorized as part of the 2016 Minor Modification. The relocated residential acreage will access Tehaleh Boulevard through the Phase 1 Business Park designation or Phase 2 residential areas in the future.*

(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 requests maintain the minimum 100-foot wide forested buffers around the outer boundary of Tehaleh, including the exception parcel blocks, and along the arterial roadways, such as 198<sup>th</sup> Avenue East.*

(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 relocation of employment designated land in the western part of Phase 1 to the employment node taking shape in eastern Parcel O, as a result of the 2016 Minor Modification, is consistent with the objective and policies of EBPC's in encouraging a variety of land uses within the EBPC to create as a complete community, not just a residential development, and will not impact the ability of Tehaleh to continue to develop a complete community. The swapping of residential and employment land will result in no increase in Phase 1 traffic related impacts. The forest buffer being eliminated on the southern edge of Parcel N2 was an internal buffer between Phases 1 and 2 of Tehaleh and was not part of the buffer and allee system evaluated in the EIS or required to remain per the PUD approval.*

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 that a change in ownership and responsibility had taken place, the following Condition No. 2 was placed on the November 10, 2016, Minor Modification:*

- 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.*

*In addition, the applicant's attorney submitted a letter, dated November 1, 2016, expressing their intent that Parcel O also be subject to the Tehaleh Development Agreement in whole. On February 3, 2017, the applicant's attorney submitted a draft Amendment to Tehaleh Development Agreement for the County Council's approval. Since the County and the application were and are in continuing discussions about a Resolution to initiate a Phase 2 Development Agreement process, it was determined to be premature to bring this amendment before the County Council at this time. Condition No. 2 of the November 10, 2016 Minor Modification will mandate compliance with the Tehaleh Development Agreement within Parcel O until the Development Agreement is formally revised by the County Council.*

### **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**

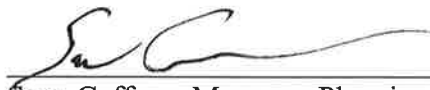
Modifications and Amendments by NASH as to property it owns within the Project shall not require the consent or approval of the owners of other property within the Project, but notice shall be given as required by applicable Pierce County Code provisions.

## **Conditions of Approval**

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. The following exhibits to the 2015 Tehaleh Development Agreement shall be revised to reflect this Minor Modification prior to the approval of development application within the portions of Phase 1 affected by this Minor Modifications:
  - a. Exhibit B – Tehaleh Overall Conceptual Master Plan;
  - b. Exhibit C – Tehaleh Phase 1 Conceptual Plan;
  - c. Exhibit D – Tehaleh Phase 1 Land Use Table; and
  - d. Exhibit I-1 – Tehaleh Phase 1 Land Use Classifications.

## **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: 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](mailto:turen@newlandco.com)  
[syester@newlandco.com](mailto: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](mailto: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 #4 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
		Anne Spangler	PO Box 40113	Olympia WA	98504		98504
		Apex Engineering, Inc.	2601 S 35 <sup>th</sup> St, #200	Tacoma WA	98409		98409
		Art and Maureen Palacek	7716 190 <sup>th</sup> Ave E	Bonney Lake WA	98391		98391
		Bob Duffy					
		Department of Ecology	PO Box 47775	Olympia WA	98504-7775		98504-7775
		Bruce C. Mitchell	3220 Magnolia Blvd	Seattle WA	98199		98199
		Bud Rehberg	3802 232 <sup>nd</sup> St	Spanaway WA	98387		98387
		Cascadia Resort Communities LLC	11747 NE 1st St. Suite 320	Bellevue WA	98005		98005
		Charles Decker	PO Box 1660	Orting WA	98360		98360
		Charlie and Pamela Johnson	10610 230 <sup>th</sup> Ave E	Buckley WA	98321		98321
		Charlotte Kontos	22305 96 <sup>th</sup> St E	Buckley WA	98321		98321
		City of Orting	PO Box 489	Orting WA	98360		98360
		Dan Grigsby	2041 S 126 <sup>th</sup> St Ct E	Bonney Lake WA	98391		98391
		Dan Grigsby					
		Public Works Director	PO Box 7380	Bonney Lake WA	98390		98390
		Daniel Neyens	10812 McCutcheon Rd	Sumner WA	98390		98390
		Dave Enslow, Mayor					
		City of Sumner	1104 Maple Street	Sumner WA	98390		98390
		David Roberts, P.E.					
		Parametrix, Inc.	1019 39 <sup>th</sup> Ave SE, Suite 100	Puyallup WA	98374-2115		98374-2115
		Dawn Naylor	5720 Capital Blvd	Tumwater WA	98502		98502
		Diane Rhoades	PO Box 1613	Orting, WA	98360		98360
		Don Rolston	15818 Pioneer Way E	Orting WA	98360		98360
		Doug Britschgi	PO Box 820	Orting WA	98360		98360
		Earl and Marikay Cumpston	15909 198 <sup>th</sup> Ave E	Sumner WA	98390		98390
		Elizabeth Mitchell	PO Box 1083	Edmonds WA	98020		98020
		Erik Enstrom					
		Goldsmith & Assoc	PO Box 3565	Bellevue WA	98009		98009
		Forest Suttmiller	5720 Capital Blvd	Tumwater WA	98502		98502
		Gary Campbell	11601 188 <sup>th</sup> Ave Ct	Bonney Lake WA	98390		98390
		Gerald Schmitz	5417 234 <sup>th</sup> Ave E	Buckley WA	98321		98321
		Glenn Kuper, Jr.	15421 88 <sup>th</sup> St E	Puyallup WA	98372		98372

ID	Parcel Nur Use	Tax Payer Name	Delivery Address	Site Ad City/State	Zipcode	NA mail return
			Mailing envelopes updated 11/10/16			
		Greg Pyle	23639 126 <sup>th</sup> Ave SE	Kent WA	98031	
		James and Jane Waldron	19610 166 <sup>th</sup> 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	
		Larry Toedtli				
		The Transpro Group	12131 - 113th Avenue NE, Ste 203	Kirkland WA	98034	
		Lowe Enterprises Northwest, Inc				
		Attn: Michael J. Brooks	600 University St, Suite 2820	Seattle WA	98101	
		Loyal Mellott	19417 131 <sup>st</sup> St E	Bonney Lake WA	98391	
		Mark Weisman	2329 E Madison St	Seattle WA	98112-5416	
		Matt Vincent	12904 198 <sup>th</sup> Ave E	Sumner WA	98390	
		Matthew Sweeney	PO Box 7935	Tacoma WA	98406	
		Maxine Herbert-Hill	15710 106 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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	

ID	Parcel Nur Use	Tax Payer Name	Delivery Address	Site Ad City/State	Zipcode	NA	mail return
			Mailing envelopes updated 11/10/16				
		Paul Rogerson, AICP	1104 Maple St, Suite 250	Sumner WA	98390-1423		
		City of Sumner	PO Box 2015	Tacoma WA	98401		
		Ray Schuler					
		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 <sup>th</sup> 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 <sup>st</sup> St	Kirkland WA	98033		
		Tom Smayda	139 NE 61 <sup>st</sup>	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	9002 Main Street East, Ste 30	Bonney Lake WA	98391		
		Kent Sterling	14516 192nd Avenue Court E	Bonney Lake WA	98391		
		Bill Diamond	<a href="mailto:bdiamond@rrlarson.com">bdiamond@rrlarson.com</a>				
		Carl Halsan	<a href="mailto:carlhalsan@gmail.com">carlhalsan@gmail.com</a>				
		Eric Abbott	<a href="mailto:eabbott@mackayposito.com">eabbott@mackayposito.com</a>				
		Hugh Smith	<a href="mailto:hughsmith49@comcast.net">hughsmith49@comcast.net</a>				
		Jessica Schick	<a href="mailto:jessica.schick84@gmail.com">jessica.schick84@gmail.com</a>				

ID Parcel Nur Use Tax Payer Name Mailing envelopes updated 11/10/16 Delivery Address Site Ad City/State Zipcode NA mail return

Mary J. Urback  
Maxine Herbert-Hill  
Pam & Mike Weekley  
William Lynn, Gordon Thomas Honeywell  
Steve Sjolund, Educational Support  
Services Officer, Sumner School District

[murback@urbackpollc.com](mailto:murback@urbackpollc.com)  
[mherberthill@gmail.com](mailto:mherberthill@gmail.com)  
[pamweekley@comcast.net](mailto:pamweekley@comcast.net)  
[Blynn@gth-law.com](mailto:Blynn@gth-law.com)  
[steve\\_sjolund@sumnersd.org](mailto:steve_sjolund@sumnersd.org)

**Internal Reviewers will be emailed a Request for Review and Response if needed**

Scott Sissons, Environmental Biologist 3  
Paul Barber, CE2, Engineer  
Robert Jenkins, Senior Planner  
Brian Churchill, Associate Traffic Engineer  
Dennis Hanberg  
Rory Grindley  
Sean Gaffney  
Steve Kamieniecki  
Vijay Kulkarni, Assistant Traffic Engineer  
Jack Niehuser, Civil Engineer  
Mark Oakford

[ssisson@co.pierce.wa.us](mailto:ssisson@co.pierce.wa.us)  
[pbarber@co.pierce.wa.us](mailto:pbarber@co.pierce.wa.us)  
[rjenkin@co.pierce.wa.us](mailto:rjenkin@co.pierce.wa.us)  
[bchurch@co.pierce.wa.us](mailto:bchurch@co.pierce.wa.us)  
[dhanber@co.pierce.wa.us](mailto:dhanber@co.pierce.wa.us)  
[rgrindl@co.pierce.wa.us](mailto:rgrindl@co.pierce.wa.us)  
[sgaffne@co.pierce.wa.us](mailto:sgaffne@co.pierce.wa.us)  
[skamien@co.pierce.wa.us](mailto:skamien@co.pierce.wa.us)  
[vkulkar@co.pierce.wa.us](mailto:vkulkar@co.pierce.wa.us)  
[jniehus@co.pierce.wa.us](mailto:jniehus@co.pierce.wa.us)  
[moakfor@co.pierce.wa.us](mailto:moakfor@co.pierce.wa.us)