



THURSTON COUNTY
WASHINGTON
SINCE 1852

ATTACHMENT

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District One

Diane Oberquell

District Two

Robert N. Macleod

District Three

DEVELOPMENT SERVICES

December 15, 2005

Steven Chamberlain
SCA
4200 - 6th Avenue SE
Lacey, WA 98503

SUBJECT: Project No. 2005104839 (05 116021 ZJ), Proposed Deschutes River Highlands
Amendment

Dear Mr. Chamberlain:

Review of your amended preliminary plat application is complete. The original preliminary plat was approved, on appeal, by the Board of County Commissioners, on March 28, 2005. This amendment application was reviewed by staff from the Development Services Department, the Roads and Transportation Services Department, and the Environmental Health Section of the Public Health and Social Services Department.

The proposed amendment, received September 30, 2005, would establish a revised road layout, with resulting changes in lot configurations, within the interior development envelope. The "development envelope" is the area of the project approved for lots and roads. As proposed the amended layout would intrude into approved open space tracts in the southern portion of the project.

As you and I have discussed, staff cannot administratively approve any intrusion of roads and lots into areas that have been approved as open space. Therefore, that part of your request is **Denied**. Any intrusion into areas not approved for development will require a Hearing Examiner reviewed amendment application.

The plat amendment proposal to rearrange road and lot layouts in the approved interior "development envelope" is hereby **Approved**, subject to certain conditions. All conditions of the February 11, 2005 Hearing Examiner decision, as amended by the March 28, 2005 Board of County Commissioners decision, remain in effect. In addition, the following conditions are required:

1. No intrusion of roads, stormwater facilities, or lots into areas approved as open space is permitted, except as required by other conditions of approval.



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2. Traffic calming features shall be incorporated into the final construction and site plans. Therefore, the traffic-calming plan is still necessary.
3. Two access or roadway connections to the south shall be provided. At least one of these connections shall be a public roadway stub.

Timeframes for submitting a final plat remains the same as was established for the original preliminary plat. It is your responsibility to keep the expiration date in mind in order to complete all conditions for all phases of the development and receive final plat approval for all phases, consistent with TCC 18.16, before expiration of preliminary plat approval.

If you wish to appeal this determination, please do so in writing on the enclosed administrative appeal form, accompanied by a nonrefundable fee of \$260.00 (or current appeal fee, if different). Any appeal must be *received* in the Permit Assistance Center on the second floor of Building #1 in the Thurston County Courthouse complex no later than 5:00 p.m. on **December 28, 2005**. Postmarks are not acceptable. If your fee and completed appeal form are not filed by this time, you will be unable to appeal this determination. This deadline may not be extended.

Sincerely,



Robert Smith
Associate Planner

Scott Davis
Development Review Manager

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cc: Gary Duvall, Environmental Health

Enclosures: Amended Map
November 10, 2005 Comment Memorandum from Scott Davis, Roads and
Transportation Services Department.