

Cari Hornbein

From: Cyndi Ross <rossc@co.thurston.wa.us>
Sent: Wednesday, August 03, 2016 8:40 AM
To: Cari Hornbein
Subject: Review Comments, Green Cove Park

REVIEW COMMENTS **Green Cove Park**

Only FINAL PROJECTS are reviewed by this office. A Preliminary Proposal is premature.

MY "Preliminary" COMMENTS FOLLOW:

RE: (74202900000, 74202500200, 74202500100, 81700000000)

- Pre-assigned Prefix __5164__.
- The map data should be submitted as DWG and DXF files along with the FINAL blue line. Each Division or Phase should be separate. The boundaries that determine ownership must all be placed in one layer (PROP).
- Page 1 was missing.
- Tax Code areas are different. Parcels will require separate Parcel Numbers for each TCA.
- Add Situs Addresses, including city and zip code, to the map.
- Lot closure needed prior to recording.
- There are taxes due.
- Include Auditor's Index listing $\frac{1}{4}$ $\frac{1}{4}$, section, township, range in W.M. All $\frac{1}{4}$ $\frac{1}{4}$'s are needed.
- Many tracts do not have bearings and distances.
- Bearings are missing in many places.
- Dedication for roads and any Tracts, missing
- Show location of any existing buildings
- Plats that will be recording subsequent phases at a later date must use continuing lot numbers.

(Duplicate lot numbers from Phase 1 cannot be used)

Re-submit for Final Review.

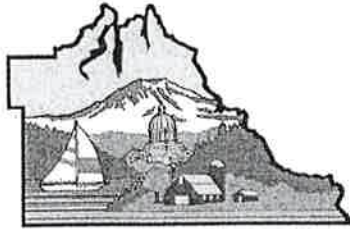
Note Only: AMENDMENT to RCW 84.56.340, effective 07-27-03, no segregation of property for tax purposes shall be made unless all current year and delinquent taxes and assessments on the entire tract have been paid in full.

Note Only: If there are any buildings to be removed, a "Destroyed Property Form" must be completed by the property owner. This will remove the improvement value from the property assessment. You may obtain this form by calling Customer Service in the Assessor's office at 867-2200.

Have a Great Day!

Cyndi Ross

*Property Control Analyst
Thurston County Assessor
360-867-2217*



THURSTON COUNTY
WASHINGTON
SINCE 1852

RECEIVED
AUG 08 2016
COMMUNITY PLANNING
AND DEVELOPMENT DEPT.

COUNTY COMMISSIONERS

Cathy Wolfe
District One

Sandra Romero
District Two

Bud Blake
District Three

PUBLIC HEALTH AND
SOCIAL SERVICES DEPARTMENT

August 3, 2016

Jerry Mahan
429 29th St Ne Ste A
Puyallup, Wa 98372

Don Sloma, MPH
Director

Rachel C. Wood, MD, MPH
Health Officer

Subject: Thurston County Project # **2016103807**, Parcel # **81700000000, 74202500100, 74202500200, 74202900000**
City Project #: 1609025
Proposed: Preliminary Long Plat with city utilities: Gren Cove Park

Dear Mr. Mahan:

This letter serves as notification to you that the above referenced project has been sent to the Thurston County Environmental Health Dept. for review. The application **fee due at this time is \$1,020.00** and is separate from any fees you have paid to City of Olympia. This application fee pays for the number of base hours highlighted in the attached fee schedule. Staff time spent beyond the base hour minimum will be totaled periodically and billed at the rate in effect at the time the review took place. Currently, the review fee is \$190.00 per hour. Review will commence once fees are paid. Any outstanding review fees must be paid before final approval will be granted by this agency. Please reference the project number listed above on your check.

Please send your remittance to:

Thurston County Environmental Health Division
2000 Lakeridge Dr. SW
Olympia, WA 98502
Attn: WWS Support Staff

Thurston County Environmental Health Department will hold your application for a period of 60 days. After that time, if base fees have not been paid, or if we have not been contacted

about this project, the application will be returned to City of Olympia without Environmental Health review.

The applicant and/or consultants can assist the Department in keeping staff time to a minimum by timely submission of all information needed for review. Multiple submissions of designs, plans or other information often result in multiple reviews and site visits.

If you or your engineer would like to discuss this project, or if you have questions about future billings, please contact this office at (360) 867-2673.

Sincerely,



Debra Baker
Environmental Health Program Assistant

cc: Cari Hornbein, City of Olympia, P O Box 1967, Olympia WA 98501
Craig Deaver, C.E.S. NW, Inc, 310 29th St. NE, Suite 101, Puyallup WA 98372

16-109389-000-00-HI

INVOICE

08/03/2016



THURSTON COUNTY
WASHINGTON
SINCE 1852

Thurston County
Environmental Health Department
2000 Lakeridge Drive
Olympia, WA 98502
(360) 867-2628

Invoice To: JERRY MAHAN
429 29TH ST NE STE A
PUYALLUP, WA 98372

Invoice No.: 207440
Invoice Date: Aug 3, 2016

Application/Permit #: 16109389

Payment of this invoice is

Due upon Receipt

Fee Description	Amount
EH City LandUse Application	\$1,020.00
Total:	<u>\$1,020.00</u>
Payment Received:	<u>\$0.00</u>
Balance:	\$1,020.00

**Checks should be made payable to
Thurston County Environmental Health Department**

**If you have questions about this bill or would like to pay by credit card, please call
(360) 786-5209**

There is a convenience fee for payment by credit card effective September 10, 2015. Please visit www.co.thurston.wa.us/permitting/fees/fees-home.html for details.

Thurston County Public Health and Social Services
 Environmental Health Division
 2000 Lakeridge Drive SW Olympia WA 98502
Fee Schedule Effective - January 1, 2015

The fees contained in this fee schedule shall be automatically adjusted each January 1 by the percentage increase, if any, in the April Consumer Price Index for the previous year. The maximum increase shall be 3.5%. "Consumer Price Index" for the purposes of this section shall mean the Urban Wage Earners and Clerical Workers Index for the Seattle - Tacoma - Bremerton area. For fees greater than \$70, adjustments based on the Consumer Price Index shall be rounded to the nearest \$5. An alternative calculation for automatically adjusting the charges may be adopted by further action of the Thurston County Board of Health.

Fees include Thurston County Public Health and Social Services costs only. In cases where additional technical assistance is needed, costs for outside consulting services will be billed to the project in addition to the listed fee.

FEE CATEGORY

2015

I. ARTICLE I

A. Administrative Review of Waivers or Variances [1]	\$325.00
B. Administrative Hearings for Waivers and Variances When Requested by Applicant	\$865.00
C. Administrative Hearings and Appeals Convened Under Article I, Section 8.1	\$865.00
D. Appeals to the Board of Health	\$865.00

Part 2. Land-use Program [5]

The fees in this subsection are for land-use review purposes only. Other plan review and permit fees may still apply.

A. County Land-use Applications (for Areas Outside Incorporated City Boundaries)

1.	Administrative Site Plan Review	\$615.00 +\$190/hr after 3.0 hrs
2.	Administrative Time Extension	\$380.00 +\$190/hr after 2.0 hrs
3.	Amendment of Hearing Examiner Action - Public Hearing	\$190.00
4.	Appeal to the Board of County Commissioners	\$380.00 +\$190/hr after 2.0 hrs
5.	Appeal of an Administrative Decision	\$380.00 +\$190/hr after 2.0 hrs
6.	Boundary Line Adjustment	\$315.00 +\$190/hr after 1.5 hrs
7.	Comprehensive Plan Amendment	\$425.00 +\$190/hr after 2.0 hrs
8.	Critical Area Determination	\$315.00 +\$190/hr after 1.5 hrs
9.	Critical Area Review Permit	\$380.00 +\$190/hr after 2.0 hrs
10.	Design Review	\$210.00 +\$190/hr after 1.0 hr
11.	Environmental Assessment	\$615.00 +\$190/hr after 3.0 hrs
12.	Environmental Checklist - Administrative	\$210.00 +\$190/hr after 1.0 hr
13.	Environmental Checklist - Hearing Examiner	\$615.00 +\$190/hr after 3.0 hrs
14.	Environmental Impact Statement Deposit	\$810.00 +\$190/hr after 4.0 hrs
15.	Final Plat - Administrative Amendment	\$315.00 +\$190/hr after 1.5 hrs
16.	Final Plat - Large Lot	\$315.00 +\$190/hr after 1.5 hrs
17.	Final Plat - Short Plat	\$315.00 +\$190/hr after 1.5 hrs
18.	Final Plat - Subdivision	\$315.00 +\$190/hr after 1.5 hrs
19.	Forest Land Conversion - Class 4 General	\$210.00 +\$190/hr after 1.0 hr
20.	Forest Land Conversion - Option Harvest Plan	\$210.00 +\$190/hr after 1.0 hr
21.	Hearings Examiner Reconsideration	\$210.00 +\$190/hr after 1.0 hr

Thurston County Public Health and Social Services
Environmental Health Division
2000 Lakeridge Drive SW Olympia WA 98502
Fee Schedule Effective - January 1, 2015

22.	Home Based Industry	\$615.00 +\$190/hr after 3.0 hrs
23.	Home Occupation	\$615.00 +\$190/hr after 3.0 hrs
24.	JARPA (Joint Aquatic Resources Permit Application) - Conditional Use	\$425.00 +\$190/hr after 2.0 hrs
25.	JARPA - Exemption	\$425.00 +\$190/hr after 2.0 hrs
26.	JARPA - Variance	\$425.00 +\$190/hr after 2.0 hrs
27.	JARPA - Shoreline Substantial Development	\$425.00 +\$190/hr after 2.0 hrs
28.	Mine or Asphalt Plant 5 Year Review	\$1,195.00 +\$190/hr after 6.0 hrs
29.	Mobile Home Park - Administrative	\$1,195.00 +\$190/hr after 6.0 hrs
30.	Mobile Home Park by Hearing Examiner	\$1,580.00 +\$190/hr after 8.0 hrs
31.	Planned Community / Master Planned Dev.	\$1,580.00 +\$190/hr after 8.0 hrs
32.	Planned Residential Development	\$1,580.00 +\$190/hr after 8.0 hrs
33.	Planned Unit Development	\$1,580.00 +\$190/hr after 8.0 hrs
34.	Preliminary Plat - Administrative Amendment	\$425.00 +\$190/hr after 2.0 hrs
35.	Preliminary Plat - Large Lot/Short Plat Alteration	\$425.00 +\$190/hr after 2.0 hrs
36.	Preliminary Plat - Large Lot/Short Plat	\$1,195.00 +\$190/hr after 6.0 hrs
37.	Preliminary Plat - Long Plat or Major Binding Site Plan Review	\$1,580.00 +\$190/hr after 8.0 hrs
38.	Presubmission Conference	\$425.00 +\$190/hr after 2.0 hrs
39.	Reasonable Use Exception	\$425.00 +\$190/hr after 2.0 hrs
40.	Residential Site Plan Review	\$95.00
41.	Rezone Application	\$425.00 +\$190/hr after 2.0 hrs
42.	Shoreline - Plan Amendment	\$425.00 +\$190/hr after 2.0 hrs
43.	Shoreline - Administrative Plan Extension	\$425.00 +\$190/hr after 2.0 hrs
44.	Site Plan Review by Hearing Examiner	\$1,195.00 +\$190/hr after 6.0 hrs
45.	Special Use Permit Administrative	\$615.00 +\$190/hr after 3.0 hrs
46.	Special Use Permit Hearing Examiner - Non Residential	\$1,195.00 +\$190/hr after 6.0 hrs
47.	Variance Administrative	\$425.00 +\$190/hr after 2.0 hrs
48.	Variance Shoreline Administrative	\$425.00 +\$190/hr after 2.0 hrs
49.	Variance by Hearing Examiner	\$615.00 +\$190/hr after 3.0 hrs
50.	Waiver of Moratorium Single Family Residence	\$425.00 +\$190/hr after 2.0 hrs
51.	Wireless Comm. Facilities, Mining, Asphalt Plant by HE	\$810.00 +\$190/hr after 4.0 hrs
B.	Major Project Review For projects that are required to have Health Department review not specifically mentioned in the Sanitary Code or for client-requested preliminary review.	\$425.00 +\$190/hr after 2.0 hrs
C.	Preliminary Design [3]	\$210.00 +\$190/hr after 1.0 hr
D.	City Land Use, EH Review Only: Plats, SPR, SUP [4]	\$1,020.00 +\$190/hr after 5.0 hrs
E.	City Land Use - Boundary Line Adjustments & Final Plat and Short Plat Reviews	\$425.00 +\$190/hr after 2.0 hrs
F.	City Land Use, EH Review Only: All Other [4]	\$615.00 +\$190/hr after 5.0 hrs
G.	Standard Hourly Charge for Project/Permit Review	\$190.00 /hr
H.	Special Requests under Article IV not Otherwise Covered by this Fee Schedule	\$190.00 /hr

Cari Hornbein

From: Smith, Andrew (ECY) <ansm461@ECY.WA.GOV>
Sent: Thursday, August 18, 2016 11:37 AM
To: Cari Hornbein
Cc: Smith, Andrew (ECY); Johnson, Chris (ECY)
Subject: RE: Green Cove Park

Cari,
I looked through all of the documents you sent. There doesn't appear to be any major contamination based on the information provided. The Phase 1 is probably the most informative with regard to any contamination that may still be on the site. It does seem to hint that there may be minor residual contamination that hasn't been characterized in an area of surface spillage near the garage. I would put a condition in your permit that any contamination encountered be characterized and disposed of in accordance with State regulations. I talked with Chris (listed above) and he didn't have anything to add. Hope this helps.

Thanks
Andy

Andrew Smith, P.E., LHG
UST/Technical Services Unit Supervisor
Ecology's Toxics Cleanup Program
Southwest Regional Office
Phone 360-407-6316
Fax 360-407-6305
ansm461@ecy.wa.gov

From: Cari Hornbein [mailto:chornbei@ci.olympia.wa.us]
Sent: Tuesday, August 09, 2016 6:39 PM
To: Smith, Andrew (ECY) <ansm461@ECY.WA.GOV>
Cc: Smith, Andrew (ECY) <ansm461@ECY.WA.GOV>
Subject: Green Cove Park

Cari Hornbein, AICP, Senior Planner
City of Olympia
Community Planning and Development Department
360-753-8048 | chornbei@ci.olympia.wa.us



THURSTON COUNTY
WASHINGTON
SINCE 1852

COUNTY COMMISSIONERS

Cathy Wolfe
District One

Sandra Romero
District Two

Bud Blake
District Three

**PUBLIC HEALTH AND
SOCIAL SERVICES DEPARTMENT**

August 29, 2016

Tom Stuebner, MSPH
Director

Rachel C. Wood, MD, MPH
Health Officer

Cari Hornbein, Senior Planner
City of Olympia, Community Planning & Development
PO Box 1967
Olympia, WA 98501-1967

Subject: City of Olympia #16-9025-P, Tax Parcels 81700000000, 74202500100, 74202500200, 74202900000, Green Cove Park Preliminary Plat Subdivision Application Thurston County Reference #2016103807

Ms. Hornbein:

The above referenced application has been routed to this agency for review and comment. This project is proposing to subdivide four existing tax parcels totaling approximately 50.28 acres into 177 single family residential lots. This subdivision is to be served by City of Olympia public water and sanitary sewer utilities. The site was previously a gravel mine and was noted as a contaminated site, listed on the Department of Ecology's Contaminated Sites List. While the conditions creating the known contamination that prompted the listing were corrected, resulting in the site being removed from the Contaminated Sites List, further allegations of other buried, industrial wastes on the property have been made. These specific allegations have not been substantiated at this time. There is an existing mobile home, storage shed, well, on-site sewage system, and mound drainfield located on Tax Parcel 74202500200. We have completed our initial review of the application and the following additional information must be submitted for continued review:

1. This project is located within a Category I, II, and III Aquifer Recharge Area as defined by the Thurston County Critical Areas Ordinance. Due to the aquifer sensitive nature of this area and the scope of this project, an Integrated Pest Management Plan (IPMP) must be developed and submitted for review. The goal of the IPMP is to manage landscapes using best management practices that limit the use of pesticides in order to reduce ground and surface water contamination and reduce human exposure to pesticides. An IPMP Fact Sheet is attached for reference.
2. There is an existing drainfield located on Tax Parcel 74202500200 that serves the single family residence located on neighboring Tax Parcel 12809140200. The applicant must clarify if the existing drainfield will be abandoned and describe the proposed wastewater treatment for the residence located on Tax Parcel 12809140200. A copy of the record drawing is attached for reference.
3. Records indicate there is an existing off-site single family well within 200 feet of the project boundaries. The applicant must identify the locations of all existing wells on the subject properties and within 200 feet of the project boundaries. Their locations must be shown to scale

on the site map with the 100 foot sanitary control radius shown around each well. If there are no existing water supplies found within 200 feet of the subject property, the applicant must document the methods utilized to obtain this information.

Environmental Health's review of this project will be placed **on-hold** at this time. Our review will continue once we have received all of the requested information. If you or the applicants have any questions, I can be reached at (360) 867-2650.

Sincerely,



Dawn Peebles, R.S.
Environmental Health Specialist
Thurston County Public Health & Social Services Department

cc: Jerry Mahan, Green Cove Park, LLC
Craig Deaver, C.E.S NW, Inc.



Olympia School District

1113 Legion Way SE • Olympia, WA 98501 • <http://osd.wednet.edu>

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Joellen Wilhelm
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Rachel Hodes,
Student Representative

Dominic G. Cvitanich, Superintendent

Jennifer Priddy, Assistant Superintendent
Fiscal & Operations
(360) 596-6129 ~ (360) 596-6121 fax
jpriddy@osd.wednet.edu

November 23, 2016

Cari Hornbein, Senior Planner
City of Olympia, Community Planning & Development Department\
601 4th Avenue East
PO Box 1967
Olympia, WA 98501-1967

SUBJECT: Project Name: Green Cove Park
Project No: 16-902
Project Address: 2200 Cooper Point Road NW

Dear Ms. Hornbein,

Thank you for the phone update yesterday regarding the matter of the proposed subdivision Green Cove Park. We understand this development will consist of the subdivision of four existing tax parcels into 177 single family lots.

At this time we do not have full capacity in the designated elementary school service area to absorb all of the students generated from this development. As a result, we may need to bus a portion of the students to a neighboring school that does have capacity.

Thank you for allowing us to comment on this issue.

Sincerely,

Jennifer Priddy