



BARGHAUSEN
A DIVISION OF CORE STATES GROUP

**CORE
STATES**

September 12, 2025
Submittal via Online Permit Portal

Permit Center
City of Olympia
601 4th Avenue East
Olympia WA 98507-1967

RE: Pre-submission Conference Request
Preliminary Short Plat of Lister Glen
2020 Lister Road NE, Olympia, WA 98506
Thurston County Parcel No. 11807140300
(Related City File Nos. 22-4005 and 24-0363)
Our Job No. 22392

On behalf of Eastside Funding LLC, we are requesting a pre-submission conference to discuss a revised development concept for property commonly known as the Preliminary Plat of Lister Glen (City File No. 24-0363) that was approved by the Hearing Examiner on December 11, 2024.

Following approval of the preliminary plat, the applicant determined that a short plat of the subject property that includes a "future development tract" may be a more viable option in what has become a very challenging housing market.

The following items are enclosed for your review:

1. Preliminary Short Plat Site Plan set prepared by Barghausen Consulting Engineers, LLC dated September 2, 2025
2. Project Narrative prepared by Barghausen Consulting Engineers, LLC, dated September 9, 2025.
3. Vicinity Map.

Please review the attached and let us know if you need anything else before scheduling the pre-submission conference.

Thanks very much.

Respectfully,

Thomas A. Barghausen, P.E.
Principal

TB/mf
22392c.012
enc: As Noted
cc: Hugh Stewart, Eastside Funding, LLC
Brian Jessen, Eastside Funding, LLC
Ivana Halvorsen, Barghausen Consulting Engineers, LLC
Barry Talkington, Barghausen Consulting Engineers, LLC

BARGHAUSEN CONSULTING ENGINEERS, LLC
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Lister Glen Short Plat Pre-Application

Project Narrative

(September 9, 2025)

- **Background Discussion:**

The subject property has been in the entitlement process since mid-2020 following a pre-submission request to the city for a proposed 9-lot short plat (City File No. 20-3480) that was reviewed by the city on September 14, 2020.

Following the pre-submission conference, the applicant decided to pursue a potential full subdivision for the property that would create 32 single-family (SFR) residential home sites (City File No. 22-4005), which was reviewed by the city on July 25, 2022. A formal preliminary plat application for 24 SFR residential home sites was subsequently submitted to the city on January 15, 2024 known as the Preliminary Plat of Lister Glen (City File No. 24-0363). The preliminary plat was eventually approved by the Hearing Examiner on December 11, 2024.

- **Project Narrative:**

Following approval of the preliminary plat, the applicant determined that a short plat of the subject property that included a “future development tract” (FDT) will be a more viable option in what has become a very challenging housing market.

A short plat gives the applicant the ability to develop the site into 8 SFR residential home sites using a STEP sewer system pursuant to OMC 13.08.090(B), with the remainder of the property being designated as an FDT to be developed at such time as market conditions warrant.

The proposed layout of the short plat will be designed to generally match the layout of the eastern portion of the approved preliminary plat of Lister Glen. The same public road connection to Beaumont Drive NE will be made, along with the knuckle curve that will eventually connect to Blue Vista Way NE as shown on the approved preliminary plat when the FDT is developed. .

Lots 1-3 are identical to what was shown on the Lister Glen plat. However, Lots 4-8 are roughly 15' wider to accommodate a 50' wide home or duplex.

The minimum net density for the entire property is 19 dwelling units (DU), and the maximum is 38 DU. The configuration and net developable area in the FTD is more than sufficient to accommodate at least 11 more home sites to meet the minimum density requirement for the entire property.

The short plat will incorporate the same overall SVPA for tree retention as approved with the Lister Glen plat and will also provide an onsite storm drainage facility in the same general location as the approved plat. However, since we don't know how the FTD will be developed in the future, we propose to use an open stormwater infiltration pond with required pre-treatment in lieu of an underground StormBrixx system.

The proposed public road that connects from Beaumont Drive NE through the knuckle to the west line of proposed Lots 7 and 8 will be constructed to the same public works standards as required for the approved plat. However, a "temporary turnaround" easement and supplemental paving will be installed over the knuckle to provide a turnaround for the fire department and emergency vehicles.

Public utilities will be installed in the above roadway, including an 8" water main extension from Beaumont Drive NE, and a low-pressure STEP sewer line.

Since we don't know exactly how the future extension of Blue Vista Way NE will be designed from a vertical perspective, we propose conveying stormwater from the new public road in front of Lots 7 and 8 via an open ditch lined with quarry rock. The ditch would extend from the outfall of the new storm system to the pond located just east of Lister Road NE. A temporary 15' wide gravel access road will parallel the ditch to provide for maintenance of the storm water pond.

All necessary easements (temporary and permanent) along with the SVPA will be noted on the final short plat map prior to recording.