

From: [Josh Fredrickson](#)
To: [Chace Pedersen](#)
Cc: [Kelee Hodges](#)
Subject: BL-23-00009 Rarden and SE-23-00009 Nelson View
Date: Thursday, June 8, 2023 5:32:09 PM

Chace,

The SEPA application (SE-23-00009) identifies the scope of the project as creating 10 new parcels and one existing parcel for a total of 11 building lots. The applicant has indicated their first step is for the BLA, which does not create any new additional lots. The subdivision of property will be made in the future. Public Works provided comments to both BL-23-00009 and SE-23-00009, and included traffic concurrency for both. With SE-23-00009 being the SEPA for all of the future land use actions needed to create the 10 new parcels, the traffic concurrency will be required as part of the SEPA. The traffic concurrency should address all land use actions applicable under the SEPA. This will provide an encompassing traffic concurrency in place of multiple individual reviews. The Traffic Concurrency comment made by Public Works under BL-23-00009 can be wrapped under and required as part of the SEPA traffic concurrency comment. The applicant should reach out to Public Works regarding concurrency.

Let me know if there are any questions related to this item.

Thanks.

Joshua Fredrickson
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