

Prehearing Exhibit PH-2

Decision Timeline Waiver

From: [Kurt Nelson](#)
To: [Maitreyee Sinha](#)
Cc: [Carol Johnson](#); [Stephen Shane](#); [SreeVamshi Reddy](#); [Stephenson, Garrett H.](#)
Subject: Re: [EXTERNAL] Re: L2500161: Follow up
Date: Tuesday, September 9, 2025 12:48:30 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hi Maitreyee -I'm confirming that we are agreeable to a 30 day extension.

Thanks much,

Kurt

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From: Maitreyee Sinha <Maitreyee_Sinha@washingtoncountyor.gov>
Sent: Tuesday, September 9, 2025 1:12:19 PM
To: Kurt Nelson <Kurt.Nelson@jupiterpower.io>
Cc: Carol Johnson <Carol_Johnson@washingtoncountyor.gov>; Stephen Shane <Stephen_Shane@washingtoncountyor.gov>; SreeVamshi Reddy <SreeVamshi_Reddy@washingtoncountyor.gov>; Stephenson, Garrett H. <gstephenson@schwabe.com>
Subject: RE: [EXTERNAL] Re: L2500161: Follow up

[EXTERNAL]

Hi Kurt,

The Hearings Officer has tentatively indicated his availability on 10/30.

However, to block that date, the extension needs to be confirmed by the end of this week. We can work with a 30-day extension which is fairly reasonable keeping in mind the various procedural steps following the hearing.

Thank you,

Maitreyee Sinha | Senior Planner
503-846-3835 maitreyee_sinha@washingtouncountyor.gov

The counter lobby is open Monday, Tuesday, Wednesday, and Thursday 8AM to 4PM.

CLOSED FRIDAYS.

Staff are working in office and remotely and are best reached by email.

Please submit planning-related questions to LUTDEV@co.washington.or.us.

Current Planning updates

LUT Services available online

From: Kurt Nelson <Kurt.Nelson@jupiterpower.io>
Sent: Monday, September 8, 2025 3:53 PM
To: Maitreyee Sinha <Maitreyee_Sinha@washingtoncountyor.gov>; Carol Johnson <Carol_Johnson@washingtoncountyor.gov>; Stephen Shane <Stephen_Shane@washingtoncountyor.gov>; SreeVamshi Reddy <SreeVamshi_Reddy@washingtoncountyor.gov>; Stephenson, Garrett H. <gstephenson@schwabe.com>
Subject: Re: [EXTERNAL] Re: L2500161: Follow up

Hi Maitreyee:

Thanks for being willing to consider moving the hearing to 10/30 to accommodate my honeymoon. I need to speak with Garrett before granting you an extension and he's on the road for a hearing today.

However, my initial thought is that Jupiter would be willing to explore granting you all an extension, but 45 days seems a bit excessive. Would you all consider accepting an extension of 16 days to account for the two-week delay + the Thanksgiving holiday? We need to have a decision on this before the end of the year.

All the best,

Kurt



Kurt Nelson

Director of Development

M: 512.364.8125

jupiterpower.io



From: Maitreyee Sinha <Maitreyee_Sinha@washingtoncountyor.gov>
Sent: Monday, September 8, 2025 5:22 PM
To: Kurt Nelson <Kurt.Nelson@jupiterpower.io>; Carol Johnson <Carol_Johnson@washingtoncountyor.gov>; Stephen Shane <Stephen_Shane@washingtoncountyor.gov>; SreeVamshi Reddy <SreeVamshi_Reddy@washingtoncountyor.gov>; Stephenson, Garrett H.

<gstephenson@schwabe.com>

Subject: RE: [EXTERNAL] Re: L2500161: Follow up

[EXTERNAL]

Hello Kurt,

We are looking into the Hearings Officer's availability for 10/30, but we need a written confirmation to extend the 150 day decision timeline by 45 days to consider that date.

Thank you,

Maitreyee Sinha | Senior Planner

503-846-3835 maitreyee_sinha@washingtouncountyor.gov

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Please submit planning-related questions to LUTDEV@co.washington.or.us.

Current Planning updates

LUT Services available online

From: Kurt Nelson <Kurt.Nelson@jupiterpower.io>

Sent: Thursday, September 4, 2025 2:53 PM

To: Maitreyee Sinha <Maitreyee_Sinha@washingtoncountyor.gov>; Carol Johnson <Carol_Johnson@washingtoncountyor.gov>; Stephen Shane <Stephen_Shane@washingtoncountyor.gov>; SreeVamshi Reddy <SreeVamshi_Reddy@washingtoncountyor.gov>; Stephenson, Garrett H. <gstephenson@schwabe.com>

Subject: [EXTERNAL] Re: L2500161: Follow up

Hello all:

Thanks again for meeting with us yesterday. I'm confirming that we would like to explore moving the hearing date to Oct 30th to accommodate my honeymoon, if possible. Feel free to call me on my number below to discuss logistics as needed.

As a more general update, Jupiter is continuing to work on assembling all the materials I referenced during our conversation (also below) and will make sure to provide them to you before the end of next week.

1. 3D renderings
2. Property Value Impact Analysis
3. Fire Safety Approach Addendum
4. Public Comment responses & statistics/data
5. *Economic Impact Analysis (will not be completed until the end of the month but is intended to inform our Open House tentatively scheduled for Oct 7 at PCC Rock Creek - more details to come)*

Please let me know if there is anything else we can provide that would assist Planning with the drafting of a staff report.

All the best,



Kurt Nelson

Director of Development

M: 512.364.8125

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From: Maitreyee Sinha

Sent: Thursday, August 28, 2025 3:33 PM

To: Maitreyee Sinha <Maitreyee_Sinha@washingtoncountyor.gov>; Carol Johnson <Carol_Johnson@washingtoncountyor.gov>; Stephen Shane <Stephen_Shane@washingtoncountyor.gov>; SreeVamshi Reddy <SreeVamshi_Reddy@washingtoncountyor.gov>; Stephenson, Garrett H. <gstephenson@schwabe.com>; Kurt Nelson <kurt.nelson@jupiterpower.io>

Subject: L2500161: Follow up

When: Wednesday, September 3, 2025 1:00 PM-1:30 PM.

Where: LUT CONF RM 350B (358)

[EXTERNAL]

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