

From: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Sent: Wednesday, November 20, 2024 1:04 PM
To: Paula Smith
Subject: RE: City of Olympia- SPSCC Response to comments

Hi Paula,

We agree with the findings that a fence should be installed along the edge of the sports field and adjacent to the wetland buffer where the housing development will be located. The housing development should be held to the wetland permitting requirements at the time of permit review as I do not think this master plan update would vest them in any regulations.

Thank you for the opportunity to review the materials, I hope you have a great rest of the week!

Sincerely,

Alex Baruch | he/him
Senior Planner, Community Development
City of Tumwater
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180 | ABaruch@ci.tumwater.wa.us
www.ci.tumwater.wa.us

From: Paula Smith <psmith@ci.olympia.wa.us>
Sent: Wednesday, November 20, 2024 10:48 AM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: City of Olympia- SPSCC Response to comments

Alex- We have received revisions based on the comments we sent the applicant recently for the SPSCC Master Plan

The document is too large to send via email, but you can assess these documents on the City's portal webpage at: [City of Olympia Public Portal](#) and then by entering the project number 24-3809 into the search field and looking under the "Permit Notes" section.

The wetland report within the Master Plan document has been revised. I will be looking to received confirmation from the City of Tumwater agrees with the findings and conclusions within the report for the areas addressing the wetland within the City of Tumwater's jurisdiction.

Currently, I am still reviewing the revisions myself. If you can provide your feedback in about 2 weeks, that would be great.

Thanks
Sincerely,
Paula



Paula Smith | Associate Planner

City of Olympia | 601 4th Ave E, Olympia WA 98501

360.753.8596 | psmith@ci.olympia.wa.us

Community Planning & Development

From: Alex Baruch
Sent: Tuesday, September 3, 2024 5:02 PM
To: Paula Smith <psmith@ci.olympia.wa.us>
Cc: Brad Medrud <BMedrud@ci.tumwater.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>
Subject: RE: City of Olympia- South Puget Sound Community College- Master Plan Update

Hi Paula,

Thank you for our detailed response, that helps clarify how Olympia is looking at the wetland mitigation. It would be helpful to see the proposed student housing with the require wetland buffer to see if the 140' buffer would be impacted.

The Tumwater Municipal Code states the following for existing legal nonconforming structures, uses and activities ([16.28.290](#)):

A regulated structure, use or activity that legally existed or was approved prior to the passage of this chapter (8/20/1991) but which is not in conformity with the provisions of this chapter may be continued subject to the following:

A. No such structure, use or activity shall be expanded, changed, enlarged or altered in any way that increases the extent of its nonconformity without a permit issued pursuant to the provisions of this chapter;

B. Except for cases of discontinuance as part of normal agricultural practices, if a nonconforming activity is discontinued for twelve consecutive months, any resumption of the activity shall conform to this chapter;

C. If a nonconforming structure, use or activity is destroyed by human activities or an act of God, it shall not be resumed except in conformity with the provisions of this chapter;

D. Structures, uses or activities or adjunct thereof that are or become nuisances shall not be entitled to continue as nonconforming activities.

If the “team areas” are just painted areas on the grass I do not think that would be a problem based on the above code.

It appears that the athletic fields have been in use since 1990 per historical aerial photos. If they plan to expand the use per section A above we would require the applicant to evaluate the wetland and buffer per the existing ordinance. If buffer reductions can be accommodated through the ordinance we would read through the proposal and make sure that proper mitigation was included within the report which would include monitoring in a similar fashion as you described.

As you mentioned it would be helpful to review the updated details the applicant provides to see what level of construction would be required for the proposed athletic field and associated infrastructure.

Sincerely,

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From: Paula Smith <psmith@ci.olympia.wa.us>

Sent: Tuesday, September 3, 2024 4:38 PM

To: Alex Baruch <ABaruch@ci.tumwater.wa.us>

Cc: Brad Medrud <BMedrud@ci.tumwater.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>

Subject: RE: City of Olympia- South Puget Sound Community College- Master Plan Update

Alex- thanks for providing these comments. My responses (in red) to your comments are below within your email.

Were there any concern over the improvements to the sports fields in the location of the adjacent wetland that also falls within the jurisdiction of Tumwater?

The City critical area code allows continuance of use when located within wetland buffers if established prior to 2005. The sports field appear to be located within an wetland buffer by today's codes and our code will allow improvement as long as no negative impacts are being made. The wetland biologist didn't address the construction in any detail of what will be needed to make those improvements and how that may or may not affect the buffer. We are asking for more details.

I appreciate you taking the time to look at.

Sincerely,

Paula



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Community Planning & Development

From: Alex Baruch <ABaruch@ci.tumwater.wa.us>

Sent: Tuesday, September 3, 2024 2:56 PM

To: Paula Smith <psmith@ci.olympia.wa.us>

Cc: Brad Medrud <BMedrud@ci.tumwater.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>
Subject: RE: City of Olympia- South Puget Sound Community College- Master Plan Update

Hi Paula,

I hope you are doing well. Tami and Brad asked me to take a look at the documents and provide comments from the City. Please find the Planning comments below. Transportation and Engineering comments (if there are any) will be sent separately.

The City of Tumwater recommends following the required wetland and wetland buffer enhancements called out in the wetland report if replacement mitigation was deemed necessary due to loss of existing mitigation area with the proposed student housing. **From my understanding, the mitigation plantings located in the area of the “housing” project were planted during a stormwater project that needed to do some wetland mitigation. I don’t know the specific as to what stormwater pond or what wetland they needed mitigation for. I am asking for more details for them to provide now. We will require a mitigation plan at the time they come in with their housing project that replants the areas that were previously mitigated that they plan to disturb.**

Recommend split rail wood fencing around the wetland buffer with signage regarding the critical area installed on the fence every 50’ - 100’. **I will add this as a condition of approval in the staff report when we move towards hearing.**

Would the City of Olympia require bonding and yearly reports for the mitigation planting to ensure survival rates of the newly planted mitigation areas? **We would require yearly reports up to five years, and as for bonding, our code indicates that financial surety, only if deemed necessary, to ensure that the mitigation plan is fully implemented.**

Please let us know if you have any questions or would like to discuss further.

Sincerely,

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Some people who received this message don't often get email from psmith@ci.olympia.wa.us. [Learn why this is important](#)

Good Morning Mike.

My name is Paula Smith, an Associate Planner with the City of Olympia. The Notice of Application for the SPSCC Master Plan Update (24-3809) was sent to you back in July. The comment period has ended and I want to reach out to you since part of the college campus falls within Tumwater's jurisdiction.

Based on the Master Plan document, which provides detail descriptions for the campus site on Mottman Road, it appears that no changes or new development is proposed in the areas within the City of Tumwater's jurisdiction.

There are some improvements being made to the existing sports fields (located south) that are in the City of Olympia that have adjacent wetlands that cross over both jurisdictions.

I think it would be beneficial to get some response from City of Tumwater staff on the proposed Master Plan before going to the hearings examiner.

The file is too large to send via email but you can access the Master Plan Document at the following site [City of Olympia Public Portal \(smartgovcommunity.com\)](https://smartgovcommunity.com), typing in the project number in the search field and look under the **permit note** section for submittal.

Please let me know if you have any questions.

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Community Planning & Development

From: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Sent: Wednesday, September 4, 2024 9:41 AM
To: Paula Smith
Cc: Brad Medrud; Tami Merriman
Subject: RE: City of Olympia- South Puget Sound Community College- Master Plan Update

This looks great, thank you Paula!

Alex Baruch | he/him
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From: Paula Smith <psmith@ci.olympia.wa.us>
Sent: Wednesday, September 4, 2024 9:31 AM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Cc: Brad Medrud <BMedrud@ci.tumwater.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>
Subject: RE: City of Olympia- South Puget Sound Community College- Master Plan Update

Alex- Here are a few things we are asking that they have their wetland biologist update in the wetland report (see below). The biologist states that the housing project is outside the buffer, but will ask that they show the building and buffer on the map. See the comments made below, I hope that it covers what you need to review with the update. If not, please let me know asap. When an update is provided, I will send it your way to review.

A detailed Mitigation Plan would be required at time that the actual project comes in for review sometime in the future.

Let me know if you have any questions.
Thanks Paula



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Community Planning & Development

1. Previous condition by the hearing examiner indicated that the master plan may not be modified to allow any activity in critical area buffers that is in violation of Tumwater or Olympia critical area ordinances. The City of Olympia code addresses existing developments that may be located in buffers rendered non-conforming. More details should be added to the report that incorporates the City of Tumwater code and any allowances for existing disturbances in wetland buffers. The wetland biologist will need

to update report to consider Tumwater's critical area code and address. The previous determined buffer for Tumwater was a 100 foot buffer back in 2009.

2. More details should be provided by the wetland biologist regarding the improvements to consider with the sports fields and the impacts it may have, what is anticipated during construction and after and what the anticipated impacts are and if any are negative, what mitigation and/or protection measures are recommended.
3. Additional Information- the area determined to be previously disturbed should be identified by the wetland biologist and marked on a map as this needs to be considered and confirmed by city staff.
4. Update map showing the proposed sports improvements, the housing building and the entire wetland and its associated buffer.

From: Alex Baruch <ABaruch@ci.tumwater.wa.us>

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To: Paula Smith <psmith@ci.olympia.wa.us>

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