

EXHIBIT

7

RECEIVED

7/25/16

-copy

Scott K. Thalhamer
2208 Crestwood Place NW
Olympia, WA 98502-4091
July 25, 2016

To: City of Olympia Hearing Examiner and
City of Olympia City Council

Subject: BranBar Rezone Request, project number 15-0130

No one knows Cooper Crest Subdivision better than its residents, who live next door to the proposed BranBar Rezone area. I believe that developers, who are out-of-towners and don't even reside in our county, are attempting to take advantage of this situation to make a lot of money, at the expense of City of Olympia residents who reside in Cooper Crest Subdivision.

The City of Olympia Hearing Examiner BranBar Rezone Proposal Staff Report failed to include and mention that in early December 2015 one hundred and fifty-five Cooper Crest Subdivision residents (virtually all of the adult homeowners or residents of our subdivision) signed a letter/petition (copy attached) and hand-delivered it to the Principal Planner of Community Planning and Development, City of Olympia. Part of this letter/petition reads as follows: "The following residents of the Cooper Crest Homeowners Association, Olympia, WA are **STRONGLY AGAINST** approval of the BranBar Rezone (City of Olympia Notice of Land Use Application File Number 15-0130). The Cooper Crest subdivision was designed to be a low impact, environmentally sensitive, residential community, a determination made with the current BranBar zoning in mind. Approval of the BranBar Rezone would have a **HIGH IMPACT** and **NEGATIVE IMPACT** on the Cooper Crest subdivision, create a large **INCREASE** in **NOISE** and **TRAFFIC** on our already narrow Cooper Crest streets, both during construction and after. These impacts also create safety issues for our children. Please do **NOT** approve the BranBar Rezone application."

I believe that certain people within the City of Olympia are unfairly trying to railroad through this BranBar Rezone Request. I am a former member of the Board of Directors for the Cooper Crest HOA – I am here to help represent all of the Cooper Crest Subdivision residents who are very strongly **AGAINST** the BranBar Rezone Request. The vast majority of Cooper Crest residents purchased their homes in Cooper Crest before BranBar purchased its lot. Many people purchased Cooper Crest homes and lots, knowing that the 5.17 acre lot on the west side of Cooper Crest (now owned by BranBar) could only be developed with one home on it, so most likely it would be an executive home, which would most likely not be detrimental to residents of Cooper Crest Subdivision. I believe that the men running BranBar are land developers and out-of-towners who purchased this 5.17 acre lot and now would like to make a lot of money off of it and change its land use zoning at the expense of the approximately 135 other small land owners in Cooper Crest Subdivision.

The City of Olympia Municipal Code, 18.59.050 Decision criteria for rezone requests (copy attached), states the following under paragraph B: "The rezone will maintain the public health, safety, or welfare." The City of Olympia should disapprove this BranBar Rezone Request because it does **NOT** meet the requirements of this aforementioned paragraph B. Approval of the BranBar Rezone request would **DRAMATICALLY INCREASE NOISE AND TRAFFIC ON OUR ALREADY VERY NARROW STREETS WITHIN COOPER CREST**

SUBDIVISION, BOTH DURING FUTURE CONSTRUCTION AND AFTER. All of these HUGE CEMENT TRUCKS, CONSTRUCTION TRUCKS, LOGGING TRUCKS, DUMP TRUCKS, ETC., RUNNING FREQUENTLY IN AND OUT OF COOPER CREST SUBDIVISION, WOULD DRAMATICALLY INCREASE THE RISKS AND DANGER TO CHILDREN WHO FREQUENTLY PLAY IN THE COOPER CREST SUBDIVISION STREETS. If this BranBar Rezone is approved, THE CONSTRUCTION NOISE AND CONSTRUCTION TRAFFIC NOISE WILL BE HORRIFIC AND PROBABLY LAST AT LEAST A YEAR OR TWO – ALL OF THE ABOVE SERIOUS PROBLEMS WILL DEFINITELY CAUSE COOPER CREST HOMEOWNER VALUES TO GO DOWN. THE QUALITY OF LIFE OF COOPER CREST HOMEOWNERS AND RESIDENTS WILL DEFINITELY GO DOWN. Approval of this BranBar Rezone Request would NOT “maintain the public health, safety, or welfare” which is required in Paragraph B above. In this case, it would definitely DECREASE the public health, safety, or welfare, both during future construction and after.

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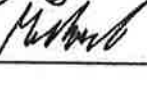
Sincerely,

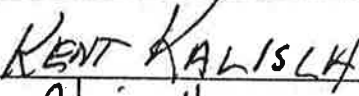


Scott K. Thalhamer

To: Todd Stamm, Principal Planner, Community Planning & Development, City of Olympia, WA

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Name/Signature	Address	Date
JULIO SALAZAR 	2318 CRESTWOOD PL NW	12-9-15
Michael Wainwright 	2306 Cooper Crest Dr.	12/9/15
Russell Horton	2327 Cooper Crest Pl NW	12/9/15


KENT KALISCH 	2202 Cooper Crest St NW	12/09/15
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Chris House	3919 Cooper Crest Dr. NW	12/9/15
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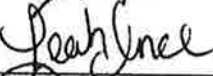
David J. DeMarco	2306 Cooper Crest Dr. NW	12/9/15
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Leslie A. DeMarco	2306 Cooper Crest Dr. NW	12/9/15
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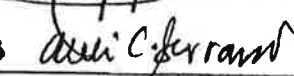
	3914 Crestwood Ln NW	12/9/15
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	2407 Cooper Crest St NW	12/9/15
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Jeff Ince 	3610 Cooper Crest Pl NW	12/9/15
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Leah Ince 	3610 Cooper Crest Dr NW	12-9-2015
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	2125 Cooper Crest St NW	12/9/15
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Alex Serrano 	2017 Cooper Crest Pl NW	12/9/15
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Sincerely,



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To Todd → 12-10-15 JSN
 ~ 150 signatures

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Name/Signature Address Date

Kiniko Johnston Kinik Johnston 2413 Cooper Crest St 12/9
 Saul Negrete 3906 Cooper Crest Dr NW 12-9-15
 ASHLEY CHIPMAN 3906 COOPERCREST DR NW 12-9-15

TIMOTHY CHIPMAN 2302 COOPERCREST ST NW 12-9-15

Joe June 2121 COOPERCREST ST 12/10/15
 Mark & Beth 240 Cooper Crest Dr NW 12/10/15

Tom W. Cope 2228 Crestwood Pl NW Olympia WA 12/10

RENEE M. BOTTOMS 2218 COOPERCREST DR NW Olympia WA 98502 12/10
 98502 12/10

PRABAKARAN MANIYARAN 2418 COOPERCREST DR NW Olympia WA 98502 12/10

Paul Andrew Ferraro 2217 Cooper Crest Pl NW OLYMPIA 98502 12/10

Tim Hensley 3916 Crestwood Ln NW Oly 98502 12/10/15


RAVI SOMASUNDARAM/R-3 2400 Cooper Crest Dr NW Oly 98502 12/10/15


Smitha Kul 2028 Center (over) St NW Olympia WA 98502 12/10/15

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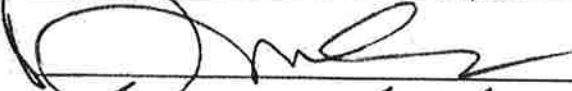
Russell Horton 2327 Cooper Crest Pl NW 12/9/15

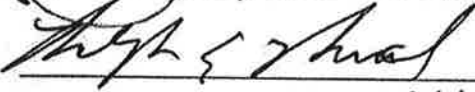
KENT KALISCH 2202 Cooper Crest St NW 12/09/15


Chris House 3919 Cooper Crest Dr. NW 12/9/15

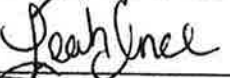
David J. DeMarco 2306 Cooper Crest Dr. NW 12/9/15


Leslie A. DeMarco 2306 Cooper Crest Dr. NW 12/9/15

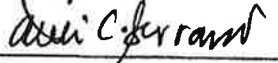
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Confrey Jan	2128 Cooper Crest St NW	12-7-15
Seth Skipworth	2224 Crestwood Pl NW	12-7-15
Paul Messenger	2410 Cooper Crest Pl	12-9-15
Carola & Jim Baker	2211 Crestwood Pl. NW	12-9-15
Carrie L. Harper	3909 Crestwood Ln NW	12/9/15
Angie H	2416 Cooper Crest Pl NW	12/9/15
Karen Zhanwick	3901 Cooper Crest Dr NW	12/9/15
Michael Oct	3923 Cooper Crest Dr	12/9/15
Al De	2209 Cooper Crest Dr NW	12/9/15
Robert W. Dyk	2112 Cooper Crest St NW	12/14/15
Deborah R Moore	2222 Cooper Crest Dr NW	12/9/15
Sidra Fields	3706 Cooper Crest	12/9/15
April M. Elias	2213 Cooper Crest Pl NW	12.9.15
Rodney Rios	813 Cushing St	12/9/15
T. L. Knittle	2104 Cooper Crest	12/9/15

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Name/Signature Address Date

Jane Hubbard 2338 Cooper Crest St NW Olympia WA 12/6/15

[Signature] 2338 Cooper Crest St NW Olympia 12/6/15

[Signature] 2402 Cooper Crest St NW Olympia 12-6-15

[Signature] 2408 Cooper Crest St NW Olympia 12/6/15

[Signature] 2408 Cooper Crest St Olympia 12/6/15

Jodi Negrete 3906 Cooper Crest Dr NW Olympia WA T Deck

[Signature] 2210 Crestwood Pl NW Olympia, WA 98502

Thomas [Signature] 3512 Cooper Crest Ln NW Olympia WA 98502

Morgan Fairness 2325 Cooper Crest St NW Olympia WA 98502

[Signature] 2319 Cooper Crest NW Olympia 98502

Steve [Signature] 2319 Cooper Crest St NW Olympia 98502

Nancy [Signature] 2313 Cooper Crest St. Olympia WA

Coryn Campbell 2307 Cooper Crest St Olympia WA

[Signature] " " " "

Sandra [Signature] 2225 Cooper Crest St NW Olympia " 12/7/15

Prema [Signature] 2219 Cooper Crest St Olympia

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Name/Signature	Address	WA Date
Nguyen Amber Nguyen	2318 Cooper Crest Dr. NW, Olympia	12-06-2015
Christopher Nguyen	2700 Cooper Crest Dr NW Olympia	98502 12/6/15
Michael J. Arthur	2224 Cooper Crest Dr. NW Oly WA	98502 12/11/15
Brian Bottoms	2218 Cooper Crest Dr. NW Oly WA	98502 12/11/15
Jody L Chipman	2302 Cooper Crest St NW Oly WA	12/6/15
Christy Clark Christy Clark Mostafa	2220 Cooper Crest St. NW Oly WA	98502 12/14/15
M. A. Alali	2308 Cooper Crest St NW Oly WA	98502
Allison J. Jans	2314 Cooper Crest St NW Olympia WA	98502
Suram Preet Hust	2320 Cooper Crest St. NW Oly	98502
Channon Latbo	2326 Cooper Crest St NW Oly WA	98502
Mark J. Mattson	2326 Cooper Crest St - NW Olympia WA	98502
Duncan Matheson	2326 Cooper Crest St NW Olympia WA	98502
Jenny C. Buller	2332 COOPER CREST ST NW OLYMPIA	98502
Ally E. Buller	2332 COOPER CREST ST NW OLYMPIA	98502

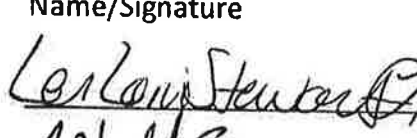
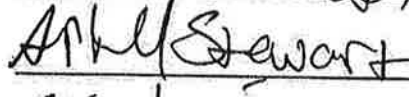
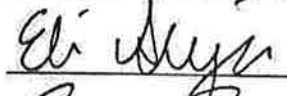


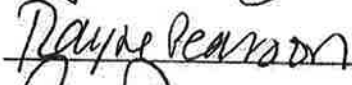
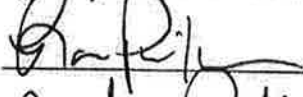
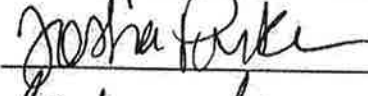




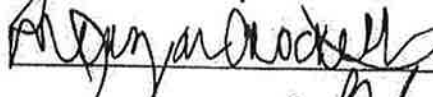

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Joseph Heikenfeld	2207 Crestwood P	December 6, 2015
Scott Trippi <i>Scott Trippi</i>	2220 Crestwood PL OLYMPIA, WA 98502	12-6-15
Anna Trippi, ANNA Trippi	2220 Crestwood Pl NW Olympia WA 98502	12-6-15
Adriel Grijalva <i>Adriel Grijalva</i>	2236 CRESTWOOD PL NW OLYMPIA, WA 98502	12-6-15
Michelle Grijalva <i>Michelle Grijalva</i>	2236 Crestwood PL NW Olympia, WA 98502	12/6/15
Jason Wettsch <i>Jason Wettsch</i>	2282 Crestwood Pl NW OLYMPIA, WA 98502	12/6/15
Carol Hill <i>Carol Hill</i>	2319 Crestwood 98502	12/6/15
Bret M <i>Bret M</i>	3912 Crestwood Ln NW	12/6/15
Paul L. Limberry <i>Paul L. Limberry</i>	3910 Crestwood Ln NW	12/6/15
Susan Howell <i>Susan Howell</i>	3911 Crestwood Ln NW. Olympia WA.	12/6/15
Jasmine Thompson <i>Jasmine Thompson</i>	3913 Crestwood LN NW	12/6/15

To: Todd Stamm, Principal Planner, Community Planning & Development, City of Olympia, WA




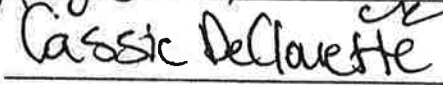
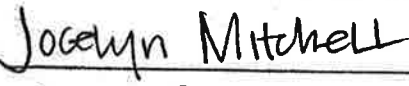
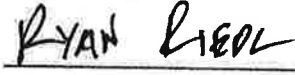
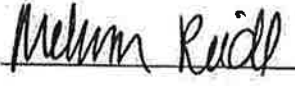
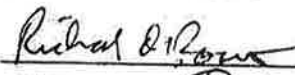

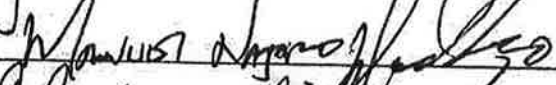




The following residents of the Cooper Crest Homeowners Association, Olympia, WA are STRONGLY AGAINST approval of the BranBar Rezone (City of Olympia Notice of Land Use Application File Number 15-0130). We strongly request that the City of Olympia initiate a traffic engineering study on the BranBar Rezone and the impact to our community. The Cooper Crest subdivision was designed to be a low impact, environmentally sensitive, residential community, a determination made with the current BranBar zoning in mind. Approval of the BranBar Rezone would have a HIGH IMPACT and NEGATIVE IMPACT on the Cooper Crest subdivision, create a large INCREASE in NOISE and TRAFFIC on our already narrow Cooper Crest streets, both during construction and after. These impacts also create safety issues for our children. Please do NOT approve the BranBar Rezone application.

Name/Signature	Address	Date
	2315 Cooper Crest PL NW	12/7/15
	2315 Cooper Crest Pl	12/2/15
	2309 Cooper Crest Pl	12/7/15
	2303 Cooper Crest Pl	12/7/15
	2303 Cooper Crest Pl	12/7/15
	2202 Cooper Crest Pl NW	12/7/15
	2223 Cooper Crest Pl NW	12/7/15
	2223 Cooper Crest Pl NW	12/7/15
	2216 Cooper Crest Pl NW	12/7/15
	2216 Cooper Crest Pl NW	12/7/15
	2213 Cooper Crest Pl NW	12/7/15
	2207 Cooper Crest Pl NW	12/7/15
	2201 Cooper Crest St NW	12/7/15
	2129 Cooper Crest St NW	12-7-15

OLYMPIA WA 98502

To: Todd Stamm, Principal Planner, Community Planning & Development, City of Olympia, WA

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Name/Signature	Address	Date
 (Michael E. Johnston)	2413 Cooper Crest St NW, Oly, WA 98502	12-7-15
 Robert Jones	2214 Cooper Crest Dr NW Oly WA 98502	12-7-15
 Angela Jones	2214 Cooper Crest Dr NW Oly 98502	12/7/15
 Cassie DeClavette	2203 Crestwood Pl NW 98502	12/7/15
 Jocelyn Mitchell	2422 Cooper Crest Place NW 98502	12/7/15
 RYAN RIEDL	2409 Cooper Crest Pl NW 98502	12/7/15
 Melissa Riedl	2409 Cooper Crest Pl NW 98502	12/7/15
 Richard & Rose	2333 Cooper Crest Pl NW	12/7/15
 Gail de Rosset	2333 Cooper Crest Pl. NW	12/7/15
 Manuel	2334 Cooper Crest Pl NW	12/7/15
 Christy	2334 Cooper Crest Pl NW	12/7/15
 [unclear]	2328 Cooper Crest Pl NW	12/7/15
 [unclear]	2328 Cooper Crest Pl NW	12/7/15
 [unclear]	2322 Cooper Crest Pl NW	12/7/15

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Name/Signature Address Date

Name/Signature	Address	Date
Susan M. Slorach	olympia WA 98502 2129 Cooper Crest St NW	12/7/15
Emily Slorach	Olympia WA 98502 2129 Cooper Crest St NW	12-7-15
Nebekkah Vielbaum	2125 Cooper Crest St. NW	12/7/15
Frank Vielbaum	2125 Cooper Crest St. NW	12/7/15
<i>Steph B</i> Stephanie Foster	2121 Cooper Crest St NW	12/7/15
Anna Ingram	2121 Cooper Crest St NW	12/7/15
TONY NGUYEN	2117 COOPER CREST ST NW	12/7/15
KOBAL HAN	2109 Cooper Crest St NW	12-7-15
Shank Ottoson	2109 Cooper Crest St NW	12/07/15
SRISHAR KAL Shyull	2028 Cooper Crest St NW	12/07/15
Aayathri	2028 Cooper Crest St NW	12/07/15
Lindsay Hulet Jinday Hulet	2100 Cooper Crest St NW	12/7/15
Zaty Hulet	2100 Cooper Crest St NW	12/7/15
Jay Hulet & Fran	2128 Cooper Crest St NW	12/7/15

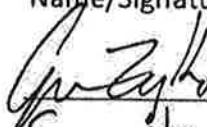
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Name/Signature

Address

Date

 3917 Crestwood Ln 98502 Dec 6, 2015

Sarah Hawley 3916 Crestwood Ln 98502 12/6/15
Oly, WA

Blair Black 3916 Crestwood Ln NW Oly, WA 98502 12/6/15

Sarah Fulkerson

Sarah Fulkerson 2310 Crestwood Pl NW 98502 12/6/15

Jess Fulkerson

Janell Fulkerson 2310 CRESTWOOD PL NW 98502 12/6/15

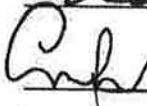
Genine Green

Olympia
2314 Crestwood Pl NW 98502 12/6/15

Ryan Cook

Ken Cook 3908 Crestwood Ln NW Oly, WA 98502 12/6/15

SINH
CHAU

 3821 COOPER CREST DR NW OLYMPIA, WA 98502 12/6/2015

Mary 3821 Cooper Crest Dr NW Olympia - 98502 12/6/15

Stratt 3905 Cooper Crest Dr NW 98502 12/6/15
Oly WA

- Last time the trucks from BranBar's came in they didn't concern themselves w/ noise ordinances or traffic or children playing in the neighborhood. Stratt

David Warwick 3901 Cooper Crest Dr NW Olympia 98502 12/6/15

Sason Turner 561 Cooper Crest Dr NW Olympia WA 98502 12/7/15

Relevant Excerpts from Olympia Municipal Code

18.59.050 Decision criteria for rezone requests

The following criteria will be used to evaluate each rezone request. A zoning map amendment shall only be approved if the Council concludes that at minimum the proposal complies with subsections A through C. To be considered are whether:

- A. The rezone is consistent with either the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055 or with a concurrently approved amendment to the Plan.
- B. The rezone will maintain the public health, safety, or welfare.
- C. The rezone is consistent with other development regulations that implement the comprehensive plan.
- D. The rezone will result in a district that is compatible with adjoining zoning districts; this may include providing a transition zone between potentially incompatible designations.
- E. Public facilities and services existing and planned for the area are adequate and likely to be available to serve potential development allowed by the proposed zone.

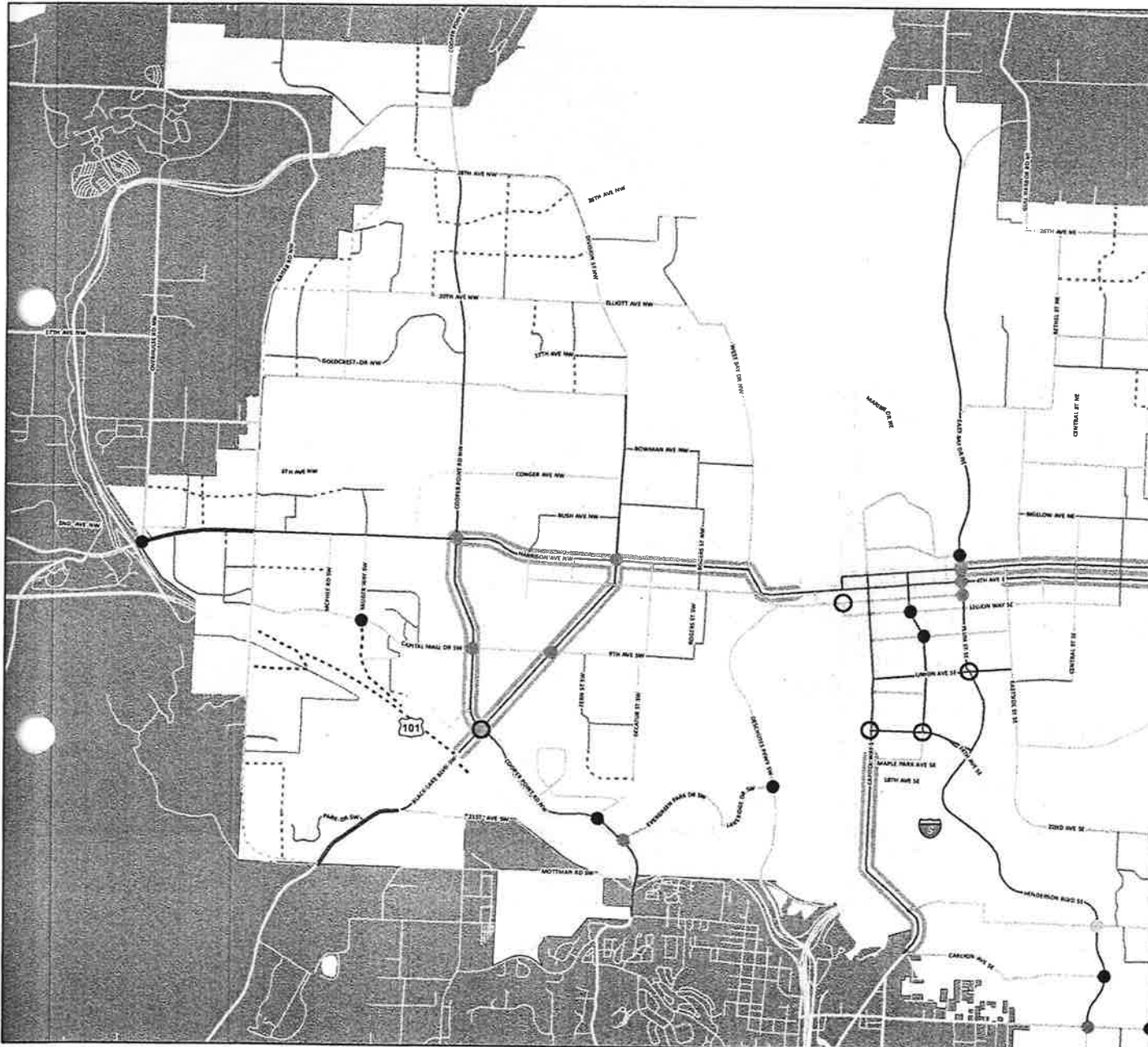
18.59.055 Consistency between the zoning map and the future land use map

- A. Although the Future Land Use map is not specific with regard to the edges of Land Use designations, the zoning map boundaries should not vary more than 200 feet from the land use designation shown on the Future Land Map.
- B. Each Neighborhood Retail or Neighborhood Center district, if any, shall be no further than four blocks (approximately 1000 feet) from a Neighborhood Center location indicated on the Future Land Use Map or is at a location proposed pursuant to the Subarea Planning process described in the Comprehensive Plan.
- C. Districts on the zoning map shall correspond to categories of the Future Land Use Map in accordance with the following table and be consistent with the purposes of each designation. Only those districts listed below are deemed to be consistent with the corresponding Future Land Use map designation, provided that zoning districts in locations enacted prior to January 1, 2015, may remain.

FUTURE LAND USE MAP DESIGNATION	ZONING DISTRICT(S)
Low Density Neighborhoods	Residential – 1 Unit per 5 Acres Residential Low Impact Residential – 4 Units per Acre Residential – 4 to 8 Units per Acre Residential – 6 to 12 Units per Acre (only when adjacent to similar or higher density zoning district)

Transportation 2030 Westside and Downtown

January 2016



* LOS will be allowed to fall below adopted levels of service at these sites. Some types of improvements are appropriate.

Notes:

On Strategy Corridors, level of service may fall below adopted standards. Widening may not be a solution to congestion on these streets. Other improvements are needed for mobility.

In the downtown and along Urban Corridors LOS E will be acceptable on arterial and major collectors. In the rest of the City and Urban Growth Area LOS D is acceptable.

Future development will provide a street network and connections to adjacent streets and parcels consistent with the City of Olympia Engineering Design and Development Standards.

The specific alignment of the future streets shown will be determined based on more detailed analysis during development review or City alignment studies.

All widening projects will be built to current street standards.



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-way, address and structure depicted herein are based on record information and aerial photos only. It is recommended the recipient and/or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary right to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.