

# MEDELA Group LLC

Previous Public Hearing, February 4, 2013

Current Hearing: July 20, 2015

## Rezone Hearing Examiner Hearing Primary Emphasis on Assessment of Wetlands and Streams

**Presenter:**

**Lisa Palazzi, CPSS, PWS**  
**SCJ Alliance**  
**Olympia, WA**



## **SOILS, STREAMS and WETLANDS ISSUES**

### **Soils:**

- **Concerns about onsite slopes and erosion potential**

### **Streams (Indian Creek):**

- **City of Olympia applies no setback to piped stream systems**
- **The Indian Creek stream setback would be 200 feet (Type 3, fish-bearing)**

### **Wetlands:**

- **Wetland acreage is subtracted from total acreage prior to calculating number of parcels (potential density).**
- **Wetland buffers areas are not available for buildings or related infrastructure, so will dictate future position and location of onsite buildings to varying degrees – dependent on final site design proposal**

**Site location  
on Geology  
overlay**

**Qgos = glacial  
outwash sands**

**Qp = peats**

**Qf = fills**



**Study Site  
Location**



Mukilteo  
muck

Yelm fine  
sandy loam,  
3-15%  
slopes

Yelm fine  
sandy loam,  
0-3% slopes

Everett V.  
Gr. Sandy  
sandy loam,  
0-3% slopes

Site Location

Cagey fine  
sandy loam,  
0-3% slopes

Mukilteo  
muck



**GeoData topography indicates that the two small circled areas may be steeper than 40%**

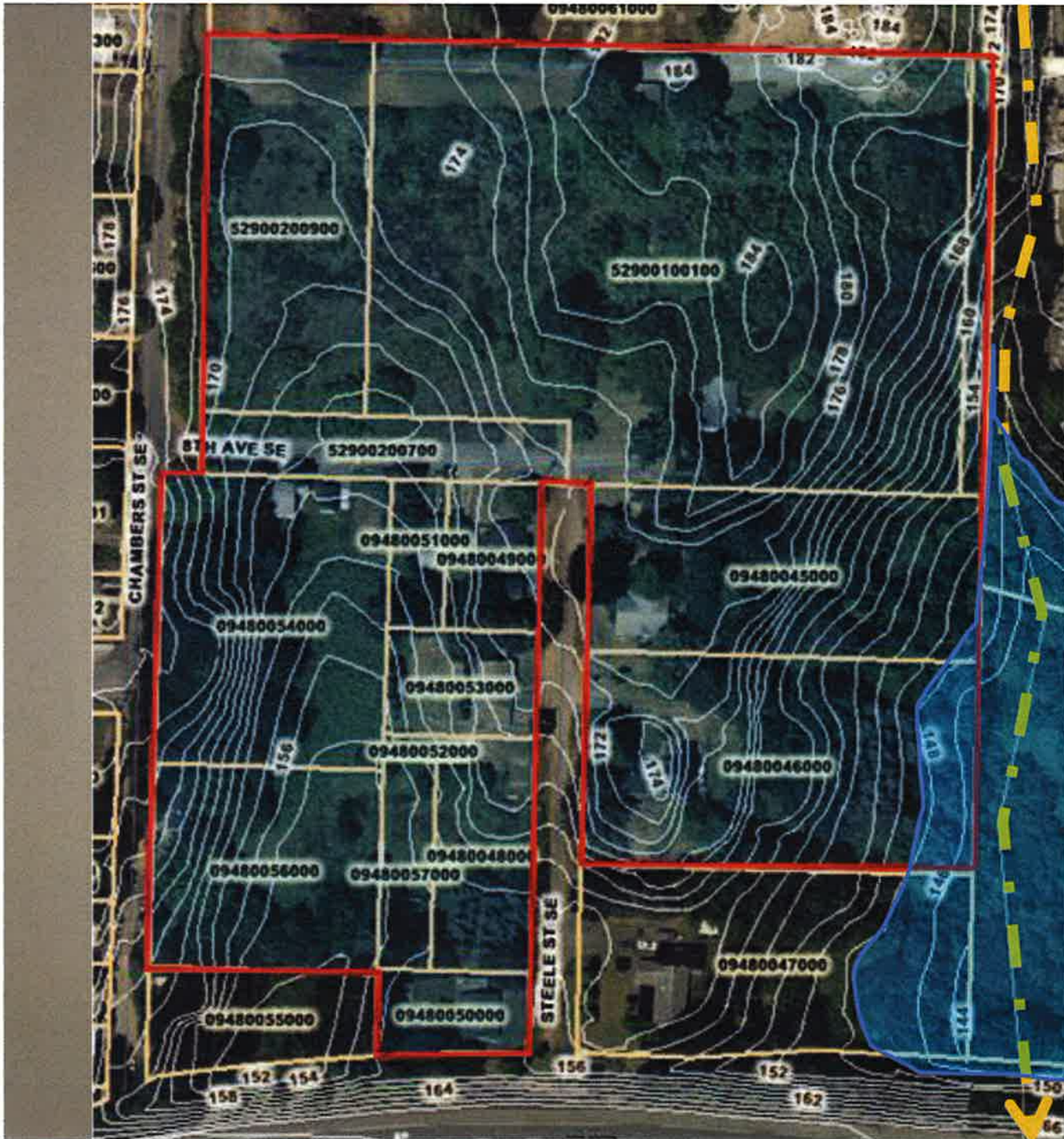
**Slope height is less than 15 feet – thus they are not defined as Hazard Areas.**

## **Soils:**

- **Concerns about onsite slopes and erosion potential**

### **For a Specific Development Plan -- Existing regulations require:**

- **An Sediment and Erosion Control Plan based on onsite soil conditions and a specific site design**
  - **A Stormwater Management and Design Plan based on onsite soil infiltration potential and a specific site design**
  - **A Grading Plan based on onsite slopes and existing grades and a specific site design**
- 
- **These plans must all respond to a specific site layout design.**
  - **These issues are addressed when developing a site – not for rezoning**
  - **However -- This site has no significant or unusual soil or slope problems that cannot be addressed with proper site design**



## HYDROLOGY DISCUSSION:

MEDELA parcels  
outlined in red

GeoData  
incorrectly depicts  
Indian Creek at  
location of yellow  
dashed line (more  
on this below)

Approximate  
location of PSE  
wetland at  
southeast corner of  
MEDELA parcels

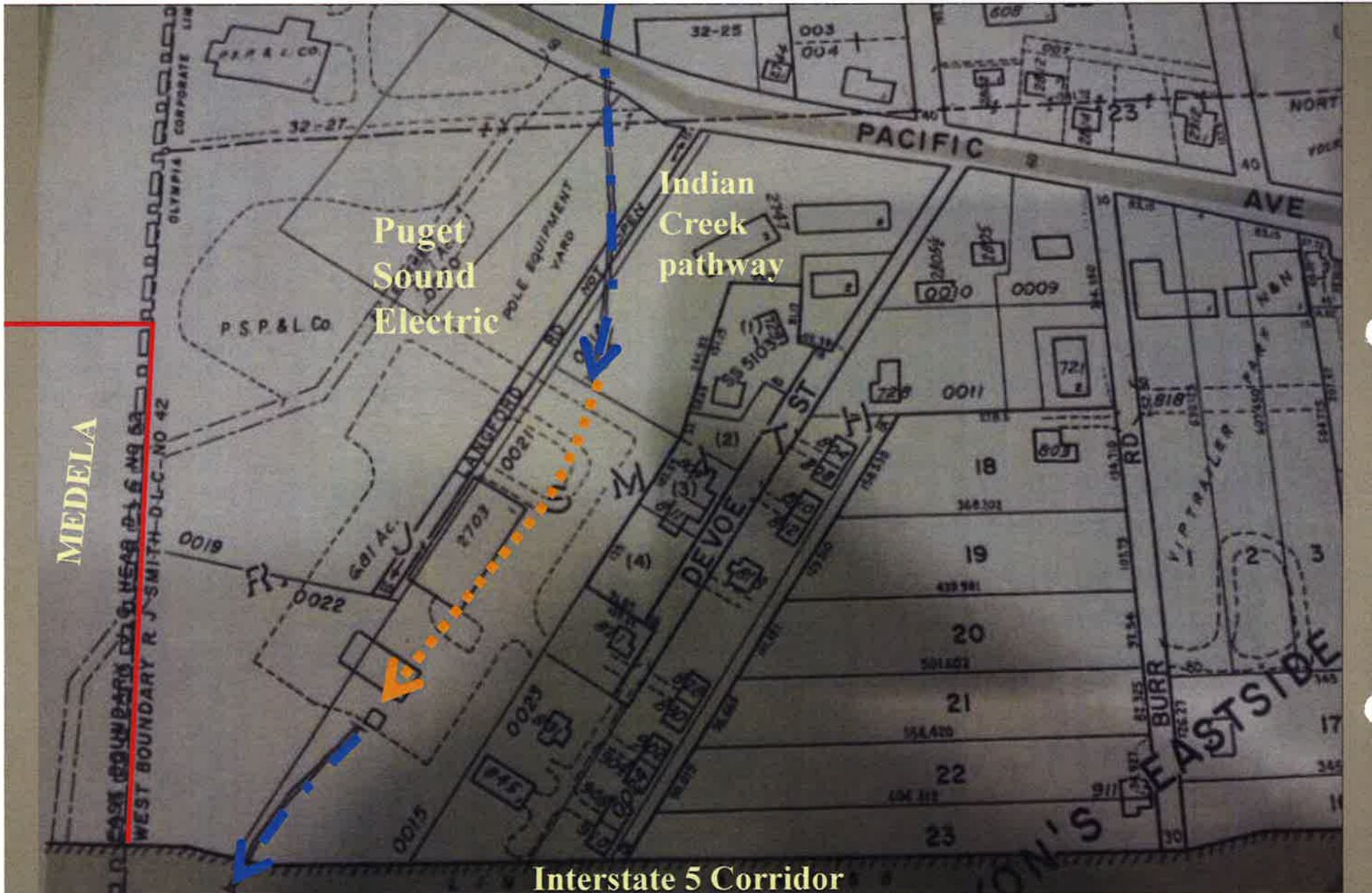
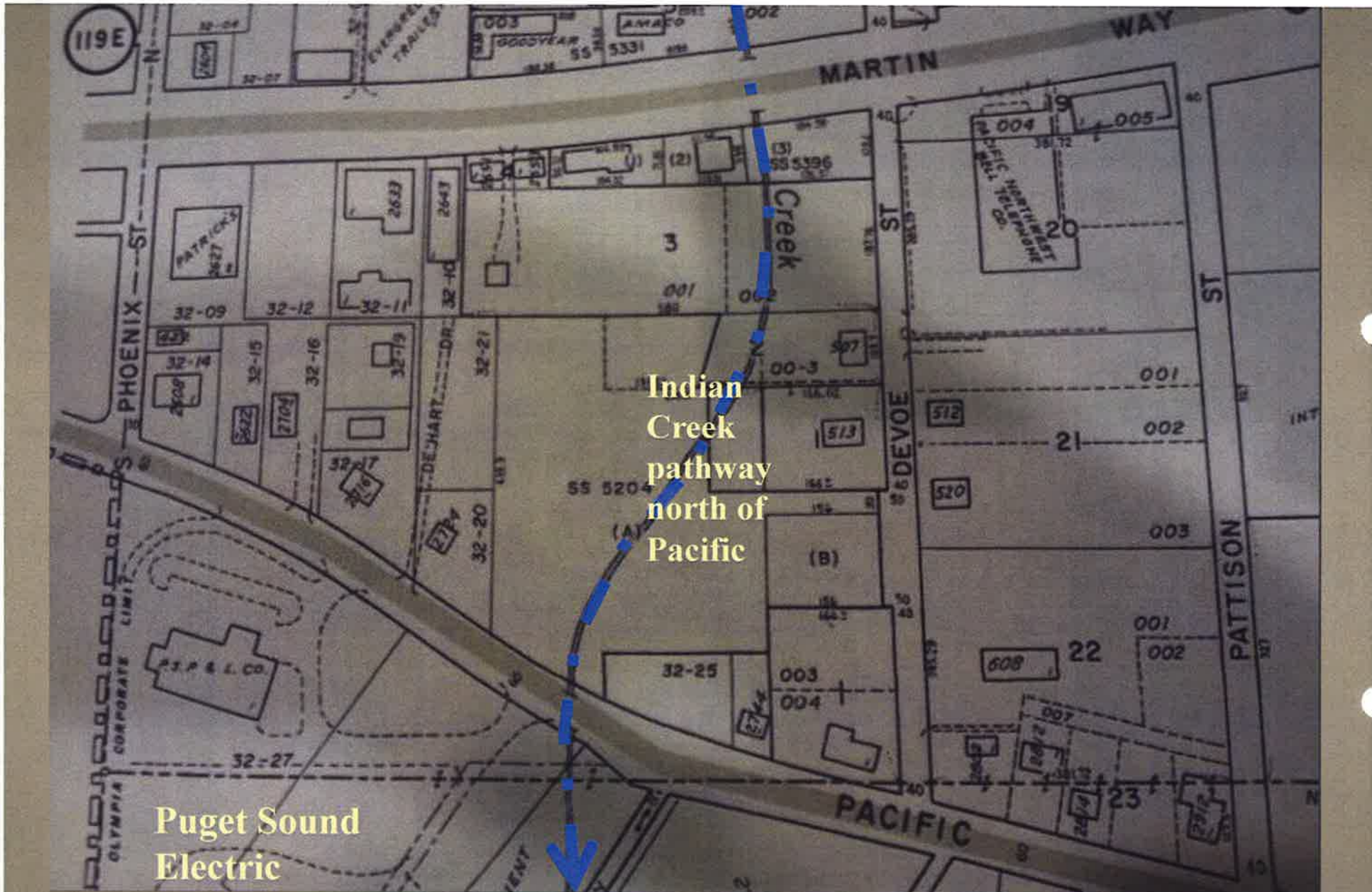
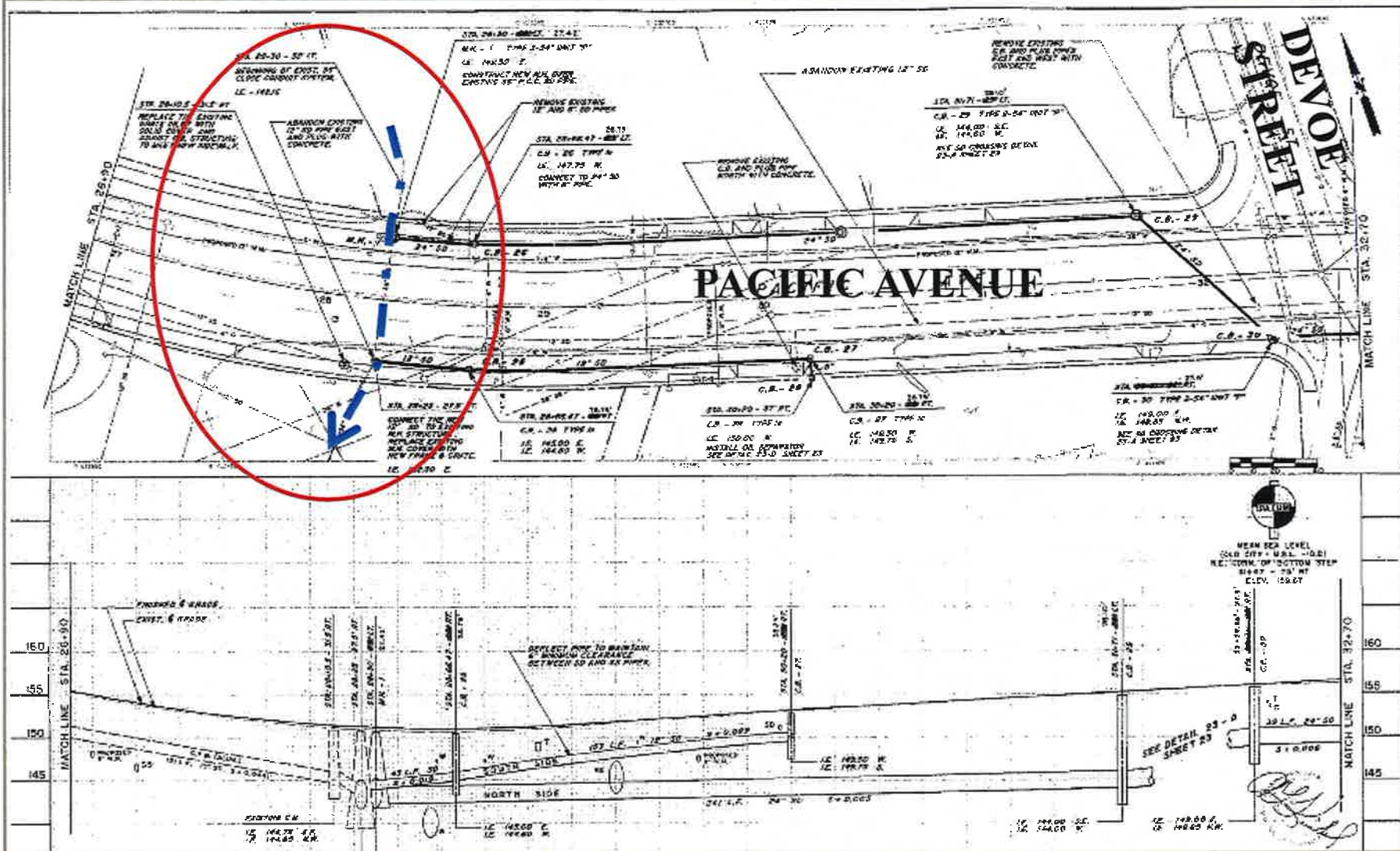


Photo of City of Olympia Plat maps at Walk-up Counter – Page 119E, showing earlier, partially piped pathway of Indian Creek running through PSE parking lot



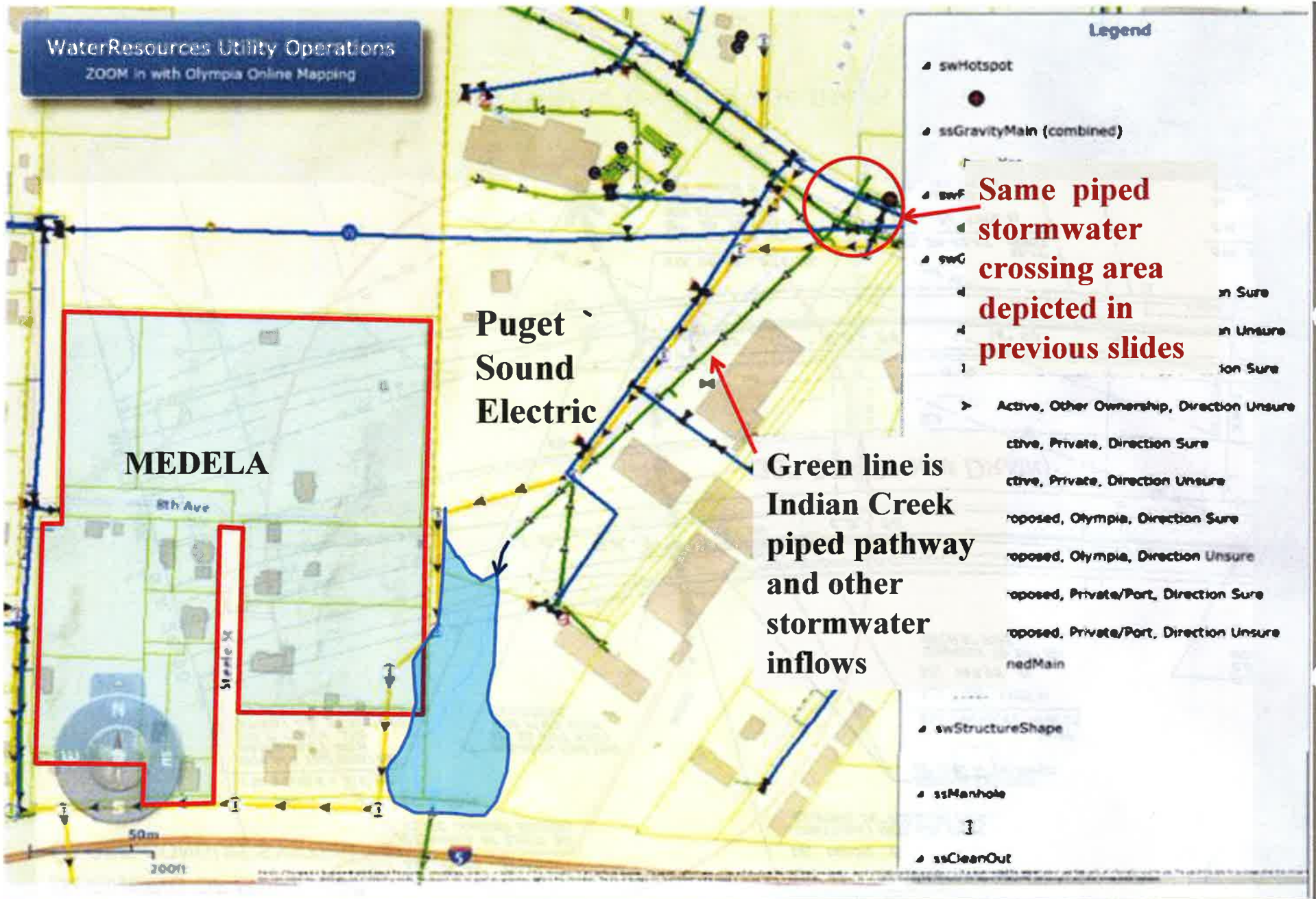


**Page 119E farther north, showing pathway of Indian Creek leading to Pacific Avenue Crossing, draining into PSE parking lot.**



**City of Olympia Storm Drain Improvements at the Indian Creek Crossing of Pacific Ave. As-Built Drawing, Sheet 29 of 61, Job # 105524, Date 2/02/87**





**City of Olympia Underground Utility Maps of the PSE site and surrounding area.**

Preliminary wetland rating indicates a Habitat score of 19 with a standard 100' wetland buffer (see orange line).

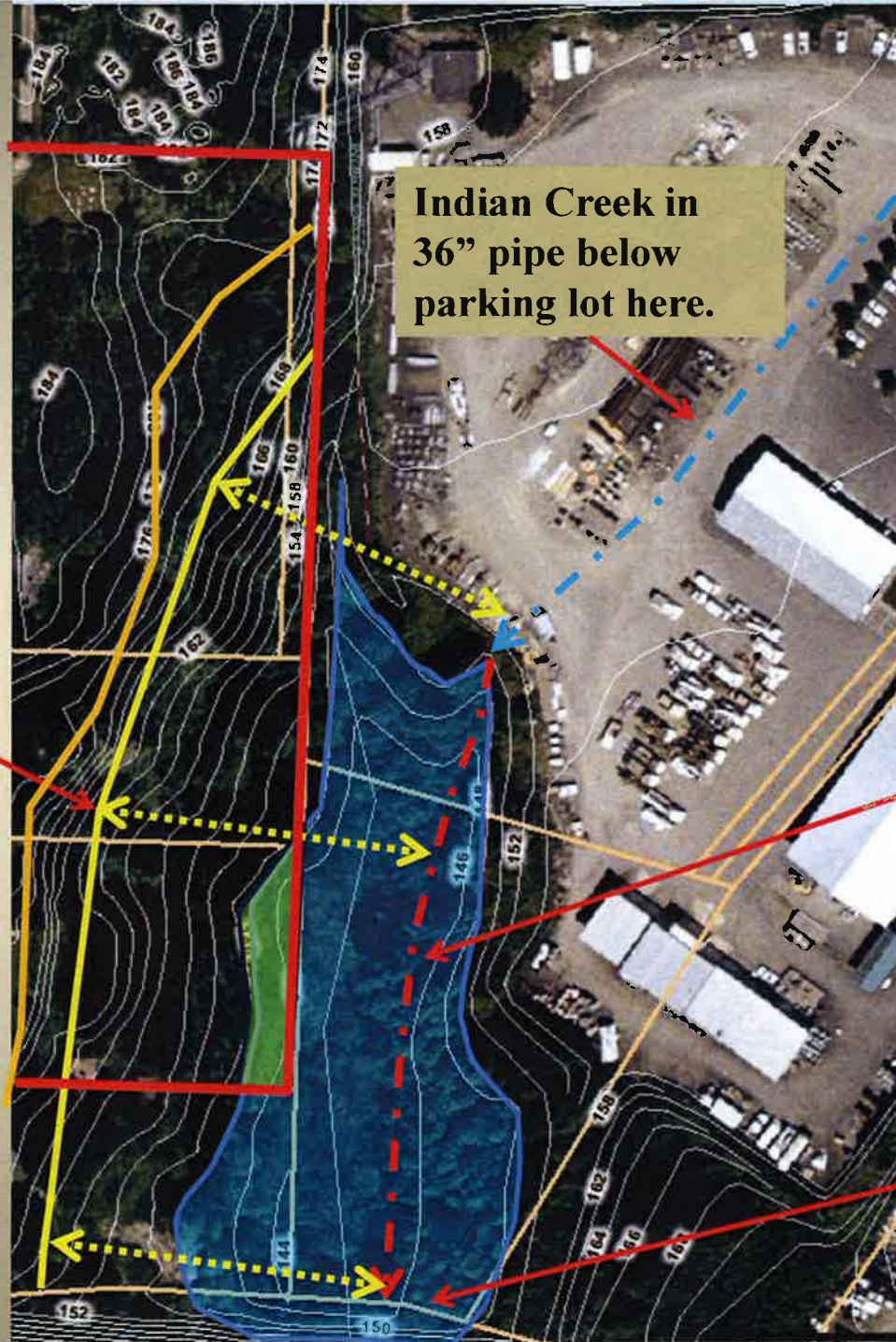
Portion of wetland on MEDELA property ~1/4 acre



Indian Creek in 36" pipe below parking lot here.

Wetland outflow below I-5 is here.

**Yellow dotted line is ~200', representing a potential stream setback; all within standard wetland buffer (orange line)**



**Indian Creek in 36" pipe below parking lot here.**

**Red line through wetland represents line of stream flow from inlet to outlet**

**Wetland outflow below I-5 is here.**

## **WETLAND AND STREAM SUMMARY**

- **The onsite wetland acreage on the MEDELA property is about ¼ acre.**
- **2004 protocol wetland rating results indicate a standard wetland buffer width of 100 feet.**
- **Current City policy is to require a 200 foot buffer for a Type 3, fish-bearing stream (i.e., Indian Creek), measured from the edge of channel.**
- **Even if we add a 200 foot buffer to Indian Creek, the wetland buffer setback is still greater than the stream setback.**
- **None of these issues present a significant problem to site development.**