



MEMORANDUM

Date: December 10, 2018
To: Olympia Hearing Examiner
From: Paula Smith, Associate Planner/Tim Smith, Principal Planner

SUBJECT: **WELLINGTON HEIGHTS**
MODIFICATION OF SEPA CONDITION NO. 3

The City's Stormwater Engineering Division is recommending approval of a modified proposal by the applicant to address stormwater overflow during a large storm event. The original plan was to improve an existing east-west drainage swale located on the north side of the Titus property. The drainage swale is located at the bottom of an embankment on the Titus property and south of the subject property. The outcome of this change is the removal of stormwater overflow impacts that were identified in the previous proposal.

The off-site improvements to the existing drainage swale and restoration of the buffer on embankment were included as SEPA mitigation conditions in the Mitigated Determination of Nonsignificance (MDNS) issued by the City of Olympia On October 26, 2018. The drainage swale connects to another existing conveyance ditch located in the northwest corner of the Titus property that directs stormwater south to an existing 42" culvert under the west entrance to the Titus site.

Following issuance of the MDNS, City staff met with the applicant's engineer and Mr. Bruce Titus to further discuss the plan for restoration of the embankment. Mr. Titus requested that restoration include the construction of a retaining wall and fence along the northern boundary between the two properties. At that time, the applicant's civil engineer, Mr. Chris Merritt, from Olympic Engineering indicated that he would need to discuss these improvements and the request for the retaining wall with his client.

The City subsequently received a letter on December 4, 2018 from Mr. Merritt (attached) that states that the applicant proposes to bypass the off-site drainage swale entirely. All of the stormwater overflow generated from the Wellington Heights development, and areas northward, during a large storm event can be accommodated through the 36-inch pipe that will be installed along the south boundary of the subject property. Improvements to the off-site drainage swale are not warranted.

This plan has been reviewed by the City's Stormwater Engineering Division, and found it to be in compliance with the City's Drainage Design and Erosion Control Manual. Two of the four conditions in the MDNS specially address making improvements to that existing east-west offsite stormwater swale and related restoration of the embankment on the Titus property. Based on the revised plan, these SEPA mitigation conditions are no longer needed.

The Hearing Examiner is authorized to approve preliminary plats and conditions of the approval. This includes any modifications to the MDNS. Staff recommends to the Hearing Examiner that those specific SEPA mitigation measures be removed (shown in strikeout below). Staff will also recommend that the Hearing Examiner keep the record open for one week to allow any interested party to provide written testimony to the Hearing Examiner on this issue. Alternatively, the Examiner may choose to extend the public hearing to accept additional testimony.

SEPA Mitigation for Off-Site Stormwater Impacts

- Develop a safe and dependable on-site conveyance system that delivers stormwater from the Wellington Heights property to the northwest corner of the Bruce Titus property.
- Improve the existing off-site conveyance ditch from the northwest corner of the Bruce Titus property south to an existing 42" culvert under the west entrance to the Bruce Titus site.
- ~~Restore the existing off-site stormwater swale that runs along the northern boundary of the Bruce Titus property as originally designed for the Evergreen Chrysler site in 1987. This swale will continue to convey any groundwater seepage from the embankment, and divert floodwater.~~
- ~~Restore the screening buffer along the north boundary of the Titus property as identified on the original plat for the auto mall (Olympic Park Replat, Division One)~~

Comprehensive Plan Goals and Policies: GU10, PU10.1, PU10.3, and PU10.6; Drainage Design and Erosion Control Manual (DDECM): Volume 1, 2.5.4, Core Requirement #4, Supplemental Guideline (c).