



December 29, 2017

Mr. Jon Pettit
9725 Rich Road SE
Olympia, WA 98501

Dear Mr. Pettit,

RE: 2400 Morse Road SE

This letter is in response to your December 22, 2017 email in which you submitted a wetland reconnaissance report for the subject property owned by Mr. Terry Ballard located at 2400 Morse Road SE. This report was prepared by Alex Callender, a professional wetland scientist.

The report notes that the lowest point of the depression located north of the existing residence does contain the characteristics of a wetland. Mr. Callender found during a walk of the property that stormwater is discharging to the subject property from off-site and is infiltrating onsite within the depression. The report concludes that the depression area may meet wetland parameters, but that the area would not likely maintain wetland functions if the stormwater was removed. The report also notes that the soils outside of the depression match the Yelm series soils, which are not considered hydric.

Based on the wetland report, staff has determined that the wetland environment at the bottom of the depression is not a regulated wetland pursuant to Olympia Municipal Code (OMC) 18.32.505. This section states that "Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities." While it appears this wetland situation may be the result of unintentional actions and was not intentionally created as cited above, the intent of this section of the code still applies.

Both Chapters 18.32 (wetlands) and 16.60 (trees, soil, vegetation) of the OMC regulate tree and vegetation removal. The more restrictive regulations of Chapter 18.32 apply to sites where a regulated wetland or its buffer is located (18.02.080.E). Absent a regulated wetland or buffer, only the provisions of Chapter 16.60 must be met.

Chapter 16.60 provides for the following tree removal permit exemptions pertaining to Mr. Ballard's property. These exemptions apply as long as the minimum tree density requirement of 30 tree units per acre is maintained on the property (OMC 16.60.040, 16.60.080A Table):

Tree and Vegetation Removal Permit Exempt Activities

- For that portion of the property within 125' of the residence or other buildings: removal of trees and other vegetation within 125' of the residence or other buildings. OMC 16.60.040(F)
- For that portion of the property further than 125' from the residence or other buildings: removal of up to 6 trees per acre, up to a total of 6 trees within any 12 consecutive month period. OMC 16.60.040(H)

Lastly, in prior conversations we had discussed the wetland investigation work that may occur on the 5-acre parcel at 2817 Boulevard Road SE. The City recently held a presubmission conference with a developer for a potential residential subdivision on that property (file #17-4725, Boulevard Road Subdivision). The City informed the developer that a wetland report is required with the submittal of a land development project. If a report finds that a regulated wetland is present on that site, a wetland buffer could extend onto Mr. Ballard's property. I will contact you when the City has received a wetland report for that site. Any land clearing work within a wetland buffer would be limited to the activities outlined in my letter dated October 16, 2017.

Please contact me with any questions at 360.570.3915.

Sincerely,

A handwritten signature in blue ink that reads "Tim Smith". The signature is stylized with a large, flowing "T" and "S".

Tim Smith, AICP
Principal Planner