

Thank you for the opportunity to provide additional information on the proposed development at Oaktree. My name is Kimberly Goetz and I live in the adjacent development, directly across the wetland from the proposed development. It is the wetland that is the source of my comments and concerns today.

The wetland on the property is active and thriving. It supports a variety of species, including Pacific Tree Frogs, Spotted Flickers, hawks, eagles, deer, coyotes, and even a family of bears. The wetland also supports at least three priority wildlife species as designated by DFW. This wetland helps ensure that the neighboring houses don't flood during winter and is an important part of stormwater management in the area.

As proposed, the preliminary plat map shows an entrance road that is so close to the wetland's high water mark that, at times, it would be under water. The notation 1 on the preliminary plat map appears to designate only the most common high water mark. However, the wetland can and does have higher water than indicated. In a recent severe winter, the high water level stretched to where the plat map shows the development entrance.

Placing the road in an area subject to potential flooding is problematic for the wetland due to contamination from leaking vehicles and tire wear particles. It also problematic for my neighborhood. Flooding of the Oaktree entrance road would force 181 households to instead travel through my neighborhood on roads that were not designed for that many car trips per day.

In my six years of living on this property, my neighbors and I have discussed the possibility of needing sandbags once. As our climate continues to change and extreme weather events become more common, it will likewise become more common for high water levels in the wetland. It is crucial that the wetland have sufficient buffers to allow for atmospheric rivers and other extreme weather events.

While I understand the need to maximize available lots in the plat, that need should be balanced with protection of an irreplaceable natural resource, existing homes, and Oaktree homes once they are constructed. I suggest the plat approval be conditioned on ensuring an adequate buffer for wetland and sensitive species protection, as well as dependent on moving the entrance road further south, in a more straight line, to avoid the wetland and flooding concerns.

Thank you and I'm happy to answer questions.

Sincerely,

Kimberly Goetz

8329 22nd Ave SE, Olympia

(360) 402-8994