



COUNTY COMMISSIONERS

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PUBLIC HEALTH AND SOCIAL SERVICES DEPARTMENT

April 22, 2024

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Director

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Health Officer

Kraig Chalem, Senior Planner
Community Planning & Economic Development
3000 Pacific Ave SE
Olympia, WA 98501-8809

Subject: Project 2023100649, Folder Sequences 23-111907 ZH, 23-111910 ZJ, 23-111912 XA, 23-111914 XB, 23-111914 ZQ, Tax Parcel 09750029001, West Olympia Preliminary Plat – Planned Residential Development (PRD), Environmental Checklist, Forest Land Conversion, and Variance Request

Dear Kraig,

The above referenced project has been routed to this department for review and comment. Below are Environmental Health's analysis and findings, and final conditions should the project be approved by the Hearing Examiner.

I. ANALYSIS & FINDINGS:

1. Proposed Land Use: This project is proposing to subdivide a 11.28-acre parcel into 34 residential lots with open space, stormwater, and tree preservation. The project is proposing to harvest 0.92 acres of forest land and is seeking a variance from the rear setback requirement of 20' for the property's underlying zoning to 10'. The property is currently developed with an existing residence and several outbuildings utilized for a small livestock operation. The remaining portion of the parcel is naturally vegetated and contains a wetland. All existing structures will be removed prior to development. The property is located within Olympia's Urban Growth Area.
2. Soil Permeability and Classifications: The soils on the property are mapped by the Soil Conservation Service as Alderwood gravelly sandy loam, 3 to 30% slopes. Soil evaluations were not conducted by this office as the project is proposing to connect to City of Olympia sanitary sewer. Documentation has been submitted to this office confirming the City has adequate capacity to provide sewer service to the subdivision.
3. Existing and Proposed Water Supply: The existing residence is currently served by City of Olympia water. This project is proposing to connect all lots within the subdivision to City of Olympia water. Documentation has been submitted to this office confirming the City has adequate capacity to provide water service to the subdivision.

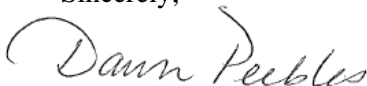
4. Protection of Ground & Surface Waters: The property is located within a Category II Aquifer Recharge Area Areas as defined by the Thurston County Critical Areas Ordinance. Based on the scope of the project, an Integrated Pest Management Plan (IPMP) has been prepared outlining landscape management practices to help reduce impacts to surface and ground water. The IPMP has been reviewed and accepted by Environmental Health. The applicant has not identified existing off-site wells within 200-feet of the property as required by Environmental Health. Public comment was received identifying existing off-site wells on adjacent tax parcels 83012300600 and 83012200100. Revised application materials dated April 4, 2024, responding to Environmental Health's requirement, noted the applicant has been in contact with the property owner of parcel 83012300600 and are in the process of locating any potential wells and will update plans if wells are found to be within 200 feet of the proposed development.

II. CONDITIONS FOR FINAL SUBDIVISION APPROVAL:

1. There shall be no sanitary sewer lines located within 50 feet of any existing well.
2. There shall be no stormwater infiltration within 100 feet of any existing well.
3. All existing off-site wells within 200-feet of the property must be identified and accurately shown on the final map with their associated 100-foot sanitary control radii.
4. Restrictive covenants are required for any off-site well located within 100 feet of the project site. Covenants must be submitted to Environmental Health for review prior to being recorded with the Thurston County Auditor's Office. The covenants must be referenced on the final map.
5. The Integrated Pest Management Plan (IPMP) must be updated to reflect the current project description. The applicant must provide the proposed method of distribution of the IPMP to future homeowners within the subdivision. This is typically done by incorporating a copy of the accepted IPMP into the subdivision CC&Rs. Other methods may be allowed provided they assure future property owners will receive a copy of the IPMP at the time of sale.
6. City of Olympia water and sewer utilities must be extended through the subdivision prior to final approval. Confirmation of final water and sewer construction approval from the City of Olympia must be submitted to Environmental Health.

If you have any questions regarding Environmental Health's review, I can be reached at (360) 867-2650 or dawn.peebles@co.thurston.wa.us.

Sincerely,



Dawn Peebles, R.S.
Environmental Health Program Manager
Thurston County Public Health & Social Services Department