

Felsing

From: Christi Riggs <christi.may.riggs@gmail.com>  
 Sent: Friday, October 28, 2022 5:39 PM  
 To: Rich Felsing  
 Subject: Project#2022105072 Parcel#13609120100  
 Attachments: img20221028\_17275705.pdf; img20221028\_17300126.pdf

After receiving the "Notice of Land use Application" regarding project 2022105072 parcel #13609120100, I reviewed the document and found some things of concern. I then viewed the SEPA checklist available online and found it to be lacking information multiple times.

The map that was provided with the "Notice of land use application" describes the seasonal creek as an existing ditch which is incorrect. This is a seasonal creek bed that is full of water during the fall, winter and spring that goes dry during the summertime especially during our unprecedented dry summer/fall this year. This creek will spill over its banks during a flood event and has many times gone over our driveway since we have lived here for 20 years. A 150 ft. buffer is not sufficient for a creek/wetland area, I believe it is at least 250 ft. from each side of the creek bed edges. The designated area to be logged shows no White Garry oaks inside of that area. It is inconceivable that there are no oaks in the area to be logged and that all oaks are in the creek area only. White Garry Oak (*Quercus garryana*) are a protected species and for every Oak that is destroyed or removed they need to be replaced by 3 saplings. The application states that 3 acres will be cleared for a single-family residence, later in the sepa checklist it is written several times that there will be 2 residences built. Per Thurston County there can only be one home per 5 acres. 20 years ago we had to hire 2 environmental agencies to do studies when we tried to put a driveway and bridge in to access our planned home building site at the request of Thurston County. We were not allowed to do any road construction or bridge installation when the creek had water in it. This project needs to have an environmental study(s) completed to assess the impacts of this proposed project on the wildlife, their habitat and the existing creek/wetland and forested areas. The impacts from this project will definitely affect other landowners downstream and possibly upstream. The bridge to be installed needs to be able to be big enough to channel the water flow of the creek when it is full and be strong enough for log trucks and logging equipment.

#### SEPA checklist

Pg. 5, section 3, # 1: described as a ditch, this a seasonal creek and wetlands.

Pg. 6, b Pg.10 section 8, i and j, Pg.11, section a and c, Pg. 11 section 10, a, Pg. 13 section 14, f All mention 2 single family homes. Thurston County states 1 home per 5 acres.

Pg.7, section 4, c White Garry Oak are a protected species

Pg. 7, Section 5, a hawks, eagles, owls and many kinds of woodpeckers need to be added

Pg 8, section 5, a bear, opossum, raccoon, porcupine, coyotes and weasels need to be added

Pg. 8, section 5, b White Garry Oak protected species

Pg. 8 section 5, d environmental studies need to be done in order to preserve or enhance wildlife

I am attaching the 2 environmental studies we had done for our project. I hope the items I have mentioned will be considered before moving forward with this proposed project.

I would like to receive notice of the final decision.

Thank you,  
David and Christi Riggs

## Rich Felsing

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**From:** Tammi Baker <tamaraabaker@yahoo.com>  
**Sent:** Sunday, October 23, 2022 3:21 PM  
**To:** Rich Felsing  
**Subject:** Notice of Land Use Application Tax Parcel 13609120100 Project #2022105072  
**Attachments:** backyard flood 22.jpg; flood 2022.jpg

Richard Felsing,

I am responding to the notice of land use application, tax parcel # 13609120100

Project # 2022105072

I see several items on the environmental checklist that Mr. Dahl has understated or misrepresented regarding the reality of this ecosystem.

There are several types of protected inhabitants of Mima Mounds, as I believe the Mima Mounds themselves are also protected. The White Oaks (Garry Oaks) are the most widely known. Also, the Western Gray and Douglas squirrels home is here. Several state and federal endangered species of butterfly depend on the unique prairie conditions found at Mima Mounds, including Mardon skipper, Zerene fritillary, Puget blue and Taylor's checkerspot.

Mr. Dahl simply doesn't know our neighborhood. He doesn't mention most of the abundance of animals that share these woods and waterways. The skies are filled with more than songbirds. There are owls, hawks, falcons, woodpeckers, and vultures, to name a few. We have a bear that lives on Mima Creek, and a tremendous number of other animals that reside here with us as well: squirrel, porcupine, opossum, raccoon, coyote, deer, etc. The mass logging in Capital Forest in the last few years has destroyed acres of habitat and displaced so many animals. It's probably why we have a bear living in our back yards!

In direct regards to Mima Creek I see it improperly listed as a ditch, page 5, section 3, a. Those of us on Marksman ST SW have a seasonal creek named **Mima Creek**, not an unnamed ditch. It runs 6 months of the year, or more. It diverts water runoff downstream, draining it away from our homes. It is already taxed in its effectiveness. It's not simply a ditch. It is part of our ecosystem.

I am more than a little concerned about the changes to water flow that may happen to the creek because of building a culvert and logging the woods. The possibility of my property flooding during the wet season due to the banks being changed will be increased.

I'm always concerned about what development and logging do to wildlife habitat and the quality of our neighborhood!

I hope the potential impact will be examined more closely before development occurs, especially as we are going into the wet season!

I have attached two pictures of the flooding that occurred January 6th, 2022, when due to heavy snow, then heavy rain, the creek was unable to support pulling all the water downstream. This doesn't happen every year, and I really don't want it too!

Thank you for considering our collaborative statement.

Tammi Baker

13233 Marksman St SW, Olympia WA 98512

## Rich Felsing

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**From:** alex hickman <alexhickman@gmail.com>  
**Sent:** Wednesday, November 2, 2022 8:54 AM  
**To:** Rich Felsing  
**Subject:** Project 2022105072

Rich,

Wanted to comment on the property art 13401 Marksman St SW Olympia, Wa. Calvin (Thurston county fire commissioner)Dahl commented on how he plans to subdivide the 9.55 acre property. I emailed planning a few years ago about this property. It does not meet the minimum 1/5 lots requirements. Also the seasonal creek, oak trees and Mima mounds would be deducted from the sub-dividable acreage. His plan shows him putting a 850' road directly to the back. This concerns me due to the flooding that happens every so often on this parcel. It would create a dam not allowing the water to flow, in turn backing up to the North and flooding the houses even further during hard rains and or snow melts. Also a road along our property would produce lots of dust in the summer blowing all over our buildings. Possibly a building site near the road frontage would be a better option. This is what was suggested as a possible option from the county when I spoke to a planner about this property years ago.

Kind regards,  
Alex Hickman



**Wetland and Wildlife Consulting Services**

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Olympia, WA 98501  
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FAX (360) 352-9914

5 June 2002

David and Christi Riggs  
1623 Hays Avenue NW  
Olympia WA 98502

**RE: Thurston County Tax Parcels 13604340200 and 13604430202**

Dear Mr. and Ms. Riggs:

Pursuant to your request, review of the above parcels for wetlands, streams and oak tree habitat was performed on 3 June 2002. Inspection focused on locating a site with the least environmental impact for crossing a stream with an access driveway. The following is a summary of our findings.

**Primary Type 5 Stream**

The primary drainage system affected by the proposed driveway crossing is an unnamed Type 5 stream (Isolated drainage with Intermittent flow). This stream is set within a well-defined trough averaging 6 feet wide and 2 feet deep with little to no associated Palustrine wetland habitat (on-property).

**Secondary Drainage Swale**

A small, tributary drainage swale connects to the Type 5 stream from the west within 100 feet or less of the north property line. This drainage swale is difficult to assign a technical status of either stream or wetland. Although it is set within a wide, vegetated swale, it does not contain a defined scour channel. In addition, technical wetland conditions are very marginal due to weak hydric soil conditions and the potential lack of sufficient hydrology. For regulatory purposes, this secondary swale should be considered a Type 5 stream channel rather than a wetland swale.

**Large, Linear Oak Stand**

A linear stand of oak occurs along the primary stream channel. The entire area of oak habitat within the general vicinity is larger than 5 acres and therefore regulated by Thurston County as Oak Woodland. Undisturbed portions of this habitat bordering the stream average approximately 200 feet in width, with primary occurrence east of the stream channel. At the north and south property lines crossing the primary stream, this Oak Woodland corridor has been previously cleared and contains a fraction of the oak trees that occur within other stream crossing alignments at this site.

### **Two Preferred Crossing Points**

This property contains two environmentally preferred alignments for an east-west crossing of the protected Critical Areas that occur (stream and Oak Woodland). These preferred crossing points occur at the north and south property boundaries where past clearing (for access) has created natural vegetation gaps in the Oak Woodland and stream riparian borders. Between these two locations, the native habitat conditions have been largely unchanged and contain a 150 to 50-foot wide growth of dense brush and solid oak trees.

### **North Crossing Encumbrances**

The northern crossing route would require the removal of only one oak tree, but would require crossing two minor drainages. In addition, an existing septic drainfield for the residence on the eastern parcel occurs along the north property line.

### **South Crossing Encumbrances**

The southern crossing route would require the removal of approximately 6 oak trees, but would need only a single drainage crossing. No drainfields occur along the south alignment.

### **Preferred Crossing Alignment**

The southern alignment would seem the best environmental choice. When compared to the northern route, the southern alignment would trade 5 oak trees for one drainage crossing, and, in particular, would avoid any drainfield problems.

### **Minimal Mitigation Compensation Necessary**

Whichever alignment crossing is selected, mitigation compensation should be minimal due to the minor disturbances that will occur to the existing, disturbed habitat. Planting of a handful of oak trees along the fringes of the existing Oak Woodland habitat would seem sufficient. Primary environmental concern for the proposed driveway crossing should focus on providing adequate passage for high flow volumes on the drainage(s).

If you have any questions regarding this information please feel free to call. Thank you for choosing The Coot Company as your environmental consultant.

Sincerely,

*Steve Shanewise*  
Steve Shanewise, PWS  
Senior Ecologist

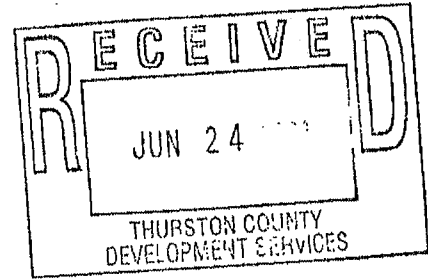
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June 14, 2002  
#02051

David and Christi Riggs  
1623 Hays Avenue NW  
Olympia, WA 98502



**RE: Site Reconnaissance of 13241 Marksman Road SW**

Dear Mr. & Mrs. Riggs:

The purpose of the site reconnaissance is to determine the possible driveway access to 13241 Marksman Road Southwest, Olympia, Washington 98502 (parcel number 13604340200). The site is currently undeveloped and is surrounded by adjacent properties. The only access to the property on Marksman Road is through an existing easement within the south side of the property, 13233 Marksman Road SW (parcel number 13604430202). Near the west side of 13233 Marksman Road SW is a unnamed seasonal creek. The creek runs north to south across 13233 Marksman Road. A site reconnaissance was performed to investigate the potential options of crossing the seasonal creek to provide access to 13241 Marksman Road.

A field visit was conducted on June 5, 2002. The seasonal stream has created a natural channel bed. At the south side of the creek, near the existing easement area, the approximate channel width is 5.5 feet. The water level was measured as 6 inches deep from the channel bed during the inspection. At the north side of the creek, near the north property line of 13233 Marksman Road, the channel was approximately 6.5 feet wide with a water depth of 4 inches. A septic drain field was observed nearly 80 feet east of the seasonal creek near the north property line.

A requirement of the driveway access location is to maintain the function and characteristics of the existing seasonal stream with minimal disturbance to the existing channel. Due to the unknown condition of the drain field and the potential settlement of the roadway, it is recommended that an 8 foot wide by 2 foot high bottomless steel arch culvert cross the seasonal stream at the south side of the property. The use of an 8-foot bottomless culvert spanning the entire bank and channel will not disturb the characteristics and function of the seasonal stream, while providing additional capacities for high seasonal storm. The entire construction process will be outside of the creek to minimize the impact to the seasonal stream. All stormwater will be collected and

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Mr. & Mrs. David Riggs  
June 14, 2002  
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treated from both sides of the stream as required by the Thruston County Storm Water Manual.

If you have any questions regarding this issue, please contact me at 360-491-3399.

Sincerely,

**SKILLINGS-CONNOLLY, INC.**  
**Consulting Engineers**

John Ho, P.E.  
Project Engineer

JBH:jbh  
(g:/project/2002/02020/FinalReport.doc)

