



THURSTON COUNTY
WASHINGTON
SINCE 1852

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DEPARTMENT OF WATER AND WASTE MANAGEMENT

MEMORANDUM

Richard D. Blinn, P.E.
Director

TO: Daron Knight, Thurston County Development Services

FROM: ^{MPB} Mark P. Bieber, L.P.G., L.E.G., Thurston County Water and Waste Management

SUBJECT: Administrative Variance Request – Price Residence
3418 and 3420 Sunset Beach Rd NW. - **Review of Application Hold**

DATE: March 7, 2008

A site visit was conducted Tuesday, March 4, 2008 to review site conditions following a major slide that occurred on the subject properties in December 2007. The site visit was attended by Thurston County review personnel and Mr. David Strong, L.P.G, L.E.G. Mr. Strong conducted the original geotechnical review of the site in 2007 and prepared a report on his findings later that year. Mr. Strong identified the potential for landslide activity and conducted subsurface investigations to examine subsurface conditions. Thurston County reviewed Mr. Strong's report and concurred with his findings and recommendations on construction at this potentially unstable location. A holding period was imposed over the winter of 2007 to monitor site conditions and prevent construction during the winter months.

A conditional approval of the Administrative Variance was granted in 2007 for future development of the site. During an unusually large precipitation event in December 2007, significant portions of one of the applicant's two lots slid (lot 17). In addition to the applicant's lot, two other adjacent properties experienced slope movements and damage. The home located on the adjacent lot to the north (3412 Sunset Beach Road) experienced severe damage in which the foundation and structure was very badly damaged. It appears that excessive runoff in combination with more than ten inches of rain, played a significant role in the mechanism that triggered the December 2007 landslide.

As a result of the significant slide activity that occurred in December 2007, Thurston County will require the following additional information to be provided by an Engineering Geologist or Geotechnical Engineer licensed in the State of Washington for this site application.

1. A minimum of two (2) additional subsurface borings to be located at or near the proposed structure footprint. The borings must be deep enough to allow for design of deep footing foundations in competent material. The depth and manner of the borings shall be determined on site by the Geologist or Engineer. A report shall be prepared on the findings of the work and shall be stamped by the preparer and submitted to Thurston County for review.



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2. **An engineered drainage plan that collects and conveys stormwater and surface water safely away from the proposed building lot and structure must be submitted to Thurston County for review and approval. The drainage plan shall be prepared by an Engineer licensed in the State of Washington, stamped and submitted to Thurston County for review.**
3. **All geotechnical and drainage recommendations in Mr. Strong's March 2007 report (Bradley-Noble Geotechnical Services dated March 20, 2007) for the site shall be followed. All conditions of the original approval of the Administrative Variance shall be followed.**

In closing, the proposed construction of a single family home at this location should proceed with caution if the proponent decides to continue the process. The foundation of the structure will require substantial strength, sufficiently embedded in competent material to resist any future sliding at the site.

Drainage control is of paramount importance at this location and can not be underestimated or understated. The proponent may wish to review alternate locations for the home site with close support from qualified professionals in the Geologic and Engineering fields.

If you have any questions or comments or to request further review, please call me at (360)357-2491 ext 7606 or via email at bieverm@co.thurston.wa.us.

cc: Daron Knight, Thurston County Development Services
Project File