

Tami Merriman

From: David Smith <dsmith3@ci.olympia.wa.us>
Sent: Wednesday, March 8, 2023 3:44 PM
To: Tami Merriman; Nicole Floyd
Subject: RE: City of Tumwater - Amended Notice of Application - Sunrise Hills LLC - Preliminary Plat - TUM-21-0551 -

Tami-

Ok thanks – Just my two cents worth and curiosity.

Dave

From: Tami Merriman <TMerriman@ci.tumwater.wa.us>
Sent: Wednesday, March 8, 2023 3:20 PM
To: David Smith <dsmith3@ci.olympia.wa.us>; Nicole Floyd <nfloyd@ci.olympia.wa.us>
Subject: RE: City of Tumwater - Amended Notice of Application - Sunrise Hills LLC - Preliminary Plat - TUM-21-0551 -

David and Nicole

This subdivision has been around for a very long time, first in 2005, again in 2019, and now in 2023. I was not here during those times, but saw that the original plan did call for the street connection north to south. Due to the grade, required blasting and it's after effects, and traffic onto Woodland, the through street was removed.

I saw a reference in old documents, but it would take a little research to locate those findings.

Tami Merriman | Permit Manager

City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180
tmerriman@ci.tumwater.wa.us | www.ci.tumwater.wa.us

From: David Smith <dsmith3@ci.olympia.wa.us>
Sent: Wednesday, March 8, 2023 8:59 AM
To: Nicole Floyd <nfloyd@ci.olympia.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>
Subject: RE: City of Tumwater - Amended Notice of Application - Sunrise Hills LLC - Preliminary Plat - TUM-21-0551 -

Good Day Nicole:

This project generates less than 50 pm peak hour trips and will not significantly impact the City of Olympia street system.

Hello Tami:

There is a lack of street connectivity in this area!
I am recommending that Woodland Drive connect through to Sapp Road and create a new north-south street connection.

Can you tell me why this is not being required?

The current design will unnecessarily add additional traffic to Crosby Blvd hill area.

Thanks,

Dave S. Smith, P.E.
Transportation Engineer
Olympia, Public Works Dept. Transportation
360.753.8496
601 4th Avenue East
Olympia, WA 98501
dsmith3@ci.olympia.wa.us
www.olympiawa.gov

From: Nicole Floyd <nfloyd@ci.olympia.wa.us>

Sent: Tuesday, March 7, 2023 4:15 PM

To: David Smith <dsmith3@ci.olympia.wa.us>

Subject: FW: City of Tumwater - Amended Notice of Application - Sunrise Hills LLC - Preliminary Plat - TUM-21-0551

From: Brittaney Kelton <BKelton@ci.tumwater.wa.us>

Sent: Tuesday, March 07, 2023 2:59 PM

Subject: City of Tumwater - Amended Notice of Application - Sunrise Hills LLC - Preliminary Plat - TUM-21-0551

Good afternoon,

Click [here](#) to view the Amended Notice of Application for Sunrise Hills LLC Preliminary Plat, TUM-21-0551. If you have any questions or would like additional information, please contact Tami Merriman, Permit Manager, at 360-754-4180 or tmerriman@ci.tumwater.wa.us.

Thank you,

Brittaney Kelton | Department Assistant II
City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180
bkelton@ci.tumwater.wa.us | www.ci.tumwater.wa.us



**Nisqually Indian Tribe
Tribal Historic Preservation Office
4820 She-Nah-Num Dr. S.E.
Olympia, WA 98513
(360) 456-5221**

March 8, 2023

To: Tami Merriman, Permit Manager
City of Tumwater
Community Development
555 Israel Road SW
Tumwater, WA 98501

Re: TUM-21-0551

The Nisqually Indian Tribe's THPO has reviewed the notice of application and supplemental materials that you provided for the above-named project and has no specific comments or concerns at this time. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Although the Nisqually Indian Tribe has no specific concerns at this time, we respect the traditional cultural knowledge of affected tribes and support their opinions on this matter as well.

Sincerely,

Brad Beach, THPO
Nisqually Indian Tribe
360-528-1084
360-456-5221 ext. 1277
beach.brad@nisqually-nsn.gov

cc: Annette Bullchild, Director, Nisqually Indian Tribe

Tami Merriman

From: Kelly Wallace
Sent: Monday, April 3, 2023 8:07 AM
To: Al Christensen; Alex Baruch; Austin Ramirez; Brad Medrud; Brittaney McClanahan; Eric Heide; Erika Smith-Erickson; Jared Crews; Jeff Query; Kelly Wallace; Kerri Kinnaird; Mick Uffelman; Mike Matlock; Rodney Shea; Tami Merriman
Subject: FW: Sunrise Ridge

From: Emily Oberoi <emilyoberoi.realtor@gmail.com>
Sent: Sunday, April 2, 2023 9:16 AM
To: CDD DGroup <cdddgroup@ci.tumwater.wa.us>
Subject: Sunrise Ridge

Hi there,

I was told that I was supposed to get a letter from Sunrise Ridge with ample notice to write a letter to the City opposing the development.

I live at 3815 Cassie Drive southwest. The area of development is in direct view of all of my windows. I did not receive a letter in any shape or form in regards to this development and my neighbors did not either.

I found out about the March 24th deadline for opposing letters on the 28th.

I call for a redistribution of this letter and a pause on the development until all neighbors have been given a chance to speak.

Thank you please get back to me with confirmation of this email and your thoughts.

Emily Oberoi
Real Estate Broker
971-227-3308
emilyoberoi.realtor@gmail.com
Realty ONE Group Bold
5215 Corporate Center Ct SE, Suite A
Lacey, WA 98503

Tami Merriman

From: Tami Merriman
Sent: Tuesday, May 2, 2023 4:23 PM
To: Tami Merriman
Subject: FW: Sunrise Ridge Proposed Development

From: Swarthout, Eileen <Eileen.Swarthout@leg.wa.gov>
Sent: Monday, April 10, 2023 2:46 PM
To: CDD DGroup <cdddgroup@ci.tumwater.wa.us>
Subject: Sunrise Ridge Proposed Development

Good afternoon,

Our office received a phone call from a constituent asking about the preliminary plat approval for Sunrise Ridge (?) They saw the big yellow sign posted on Sapp Road. They remember this has come up before and thought it was a dead issue.

Where do I find this information about the preliminary plan on the Tumwater website?

Thank you.

Sincerely,

Eileen Swarthout

Senior Legislative Assistant for Rep. Beth Doglio
Washington State House of Representatives - 22nd Legislative District
318 John L O'Brien Building, Olympia, WA 98504
360-786-7940

****Our office has gone paperless. Please provide all material electronically. Thank you!****

Please be aware that any email or documents you provide this office may be subject to disclosure under RCW 42.56.

Tami Merriman

From: Brittaney Kelton
Sent: Tuesday, March 7, 2023 4:04 PM
To: Tami Merriman
Subject: FW: City of Tumwater - Amended Notice of Application - Sunrise Hills LLC - Preliminary Plat - TUM-21-0551

From: JJ Ryan Law <jjryanlaw@gmail.com>
Sent: Tuesday, March 7, 2023 4:03 PM
To: Brittaney Kelton <BKelton@ci.tumwater.wa.us>
Cc: Janine and April Messner-Beaudry <janine@janinebeaudry.com>
Subject: Re: City of Tumwater - Amended Notice of Application - Sunrise Hills LLC - Preliminary Plat - TUM-21-0551

Ms Kelton,

Please expect an appeal from our Somerset neighborhood association again. This is nearly the identical proposal that was previously rejected and there has been no effort on the part of the developer or the City of Tumwater to address and mitigate our significant concerns.

John

John J. Ryan

Attorney At Law

jjryanlaw@gmail.com

WSBA 14197

915 Trosper Rd SW, #101

Tumwater WA 98512

2066184212

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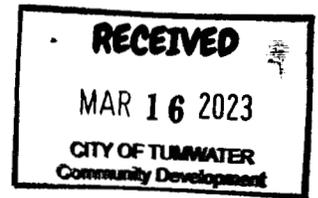
On Mar 7, 2023, at 2:59 PM, Brittaney Kelton <BKelton@ci.tumwater.wa.us> wrote:

Good afternoon,

Click [here](#) to view the Amended Notice of Application for Sunrise Hills LLC Preliminary Plat, TUM-21-0551. If you have any questions or would like additional information, please contact Tami Merriman, Permit Manager, at 360-754-4180 or tmerriman@ci.tumwater.wa.us.

Thank you,

Brittaney Kelton | Department Assistant II
City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180
bkelton@ci.tumwater.wa.us | www.ci.tumwater.wa.us



Tami Merriman
Community Development Department
City of Tumwater

Dear Tami:

This is our comment on the proposed Sunrise Hill Preliminary Plat. We oppose the development of lots #33 and 32. These lots are located on top of a very steep and rocky hill on the east edge of the property. We suspect that developing these lots will require extensive rock removal by heavy machinery and/or blasting. While we recognize that this was done in other nearby developments, including ours in the 1990's and earlier, there were few residents and few existing homes nearby. Today blasting and other industrial rock removal could cause damage to many nearby homes and property. In some cases the damages caused might not appear for some years after the developer has sold the property and released their liability.

Additionally, by eliminating these lots and including them as part of the proposed open space tract, the City could provide a screen between two neighborhoods, preserve the tree scape that is visible throughout the area and foster a green corridor from Sapp Road to the top of top Tumwater Hill. Here is a photo of the beautiful, tall treescape as it now looks from Vista Loop:



Trimble / Cogburn Comments

Given the steepness of the slopes between the back of our house and these lots, there would be car headlights and direct views into our second story bedroom. If the lots are allowed, we respectfully request the following:

1. A required vegetative and fencing privacy screen between our property and the subject lots;
2. Preservation of at least some of the existing large evergreen trees.
3. Protection of all of the plants and trees near or on our property line bordering these lots. (I believe two evergreen are on or very near the property line and we want them protected at the root zone.) and
4. A prohibition on the use of heavy machinery such as rock drills or hammers and blasting in the construction of this development.

I would be glad to provide any additional information that you may need. Since we have lived here since 2005, I can provide information about the incredible variety of wildlife that live in these woods and frequent our property. If you or your staff would like to visit my property to get a feel for our concerns, just let me know.

Sincerely,

Eric Trimble *Sydne Cogburn*

Eric Trimble
Sydne Cogburn
1720 Crosby Court SW
Tumwater, WA 98512

Tami Merriman

From: DARIN RICE <darin.rice@comcast.net>
Sent: Friday, March 17, 2023 9:12 AM
To: Tami Merriman
Subject: Sunrise Hills proposal

Ms. Merriman,

We'd like be on the record about concerns with the Sunrise Hills LLC development proposal.

We live at 3860 Antsen St SW, Tumwater. Our property receives the lion's share of water runoff during the winter from the hill/slopes being proposed for development.

When we bought our house/property almost 25 years ago, the city required an engineered collection system in our yard, designed to capture and redirect that runoff. As we have experienced more extreme weather events over the years, that collection system cannot keep up with all the runoff that comes onto our property during a wet winter and/or extreme rain events.

If the proposed development proceeds, with a road right in front of our back property line, it is critical from our perspective that stormwater retention and stormwater systems are put in the place that alleviate our current problem of runoff coming onto our property.

We want to avoid situation where an under designed system/development makes our runoff problem worse.

Can you share the City's perspective on and awareness of the runoff issues that development would cause to adjacent/downhill properties like ours, and what requirements/specifications you'd require if the development moves forward?

Thank you for hearing our concern.

Darin and Denise Rice

Tami Merriman

From: Shaun Dinubilo <sdinubilo@squaxin.us>
Sent: Tuesday, March 14, 2023 1:32 PM
To: Tami Merriman
Subject: RE: City of Tumwater - Amended Notice of Application - Sunrise Hills LLC - Preliminary Plat - TUM-21-0551

Hello Tami,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. We have no specific cultural resource concerns for this project. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's Archaeologist, Shaun Dinubilo via email at sdinubilo@squaxin.us.



Shaun Dinubilo
Archaeologist
Cultural Resource Department
Squaxin Island Tribe
200 S.E. Billy Frank Jr. Way
Shelton, WA 98584
Office Phone: 360-432-3998
Cell Phone: 360-870-6324
Email: sdinubilo@squaxin.us
Email is my preferred method of communication.

From: Brittaney Kelton <BKelton@ci.tumwater.wa.us>
Sent: Tuesday, March 7, 2023 2:59 PM
Subject: City of Tumwater - Amended Notice of Application - Sunrise Hills LLC - Preliminary Plat - TUM-21-0551

Good afternoon,

Click [here](#) to view the Amended Notice of Application for Sunrise Hills LLC Preliminary Plat, TUM-21-0551. If you have any questions or would like additional information, please contact Tami Merriman, Permit Manager, at 360-754-4180 or tmerriman@ci.tumwater.wa.us.

Thank you,

Brittaney Kelton | Department Assistant II
City of Tumwater Community Development
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180

Tami Merriman

From: kgsearles <kgsearles@comcast.net>
Sent: Thursday, March 23, 2023 3:57 PM
To: Tami Merriman
Subject: RE: Sunrise Hills TUM-21-0551

Hi Tami,

After reviewing the preliminary plat maps dated 11/17/22 for Sunrise Hills, there are three areas we would like changed to help clarify the intentions of the developer. The property my husband and I own is Lot 1 of plat #7138, Searles, Philip S, PN 1282844010, which is below TR G, TR F and TR E.

1. In the preliminary plat map that was attached to a city letter dated 6/18/21, our property line to the south (owned by Jeffrey Parks) did not show a space between the two properties. The 2022 preliminary plat map shows a space between the two properties (which doesn't exist), just below TR G and touching TR F. TR F is the Access Utilities track. According to the legend, this is a property line/right-of-way. Because of the change to our property line at that juncture, we want the space removed on future versions of this plat map and/or verbiage stating "No future access or right-of-way is intended between our property and Sunrise Hills subdivision."

2. Please remove the words "Access/Utilities" from our property and move it to TR F which is the track for accessing the utilities.

3. Below TR E, there is a thin, solid black line below the property line of the subdivision onto our property and our neighbors to the north, Scott and Julie Kincaid. The legend indicates this type of line is some kind of right-of-way. We would like this line removed on future versions of the plat maps and/or verbiage stating "No future access or right-of-way is intended between our property and Sunrise Hills subdivision." The 2021 preliminary plat map didn't show this line, just the slope contours.

We realize that our requested changes may seem petty but from our perspective, we feel it's better to address our concerns so there will be no questions as this project moves forward. We have been approached a couple of times over the last several years by the developer to purchase a right-of-way right where the space appears between our property and our neighbor to the south. It raised our eyebrows when we saw the inaccurate property lines placed where they are.

We respectfully request our concerns and proposed changes be presented to the developer and/or his representatives for further consideration and action.

Sincerely,

Kathy and Philip Searles
3808 Antsen ST SW
Tumwater, WA 98512

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Tami Merriman <TMerriman@ci.tumwater.wa.us>
Date: 3/14/23 11:19 AM (GMT-08:00)
To: kgsearles@comcast.net
Subject: Sunrise Hills TUM-21-0551

Good Morning Kathy

Here is the map that we spoke about. Please feel free to reply to this email with any comments you may have.

Thanks

Tami Merriman | Permit Manager

City of Tumwater Community Development

555 Israel Rd SW | Tumwater, WA 98501

(360) 754-4180 | TMerriman@ci.tumwater.wa.us

www.ci.tumwater.wa.us