

Tami Merriman

From: Brad Medrud
Sent: Monday, June 21, 2021 8:35 AM
To: Janine Beaudry
Cc: Eileen Swarthout; John Ryan; Greg Knight; Tami Merriman
Subject: RE: Exhibit 14 on Sunrise Hills
Attachments: Notice of Application with Preliminary Plat Maps 06-18-2021.pdf; Notice of Application with SEPA Checklist and Preliminary Plat Maps 06-18-2021.pdf

Janine:

I have attached the Notice of Applications with the SEPA Checklist and the Preliminary Plat maps for the project. The comment period for the project will end on July 2, 2021.

Tami Merriman started last week as our new Permit Manager and will be the contact on the project going forward.

Thanks.

Brad Medrud, AICP | Acting Permit Manager/Planning Manager

From: Janine Beaudry <janine@janinebeaudry.com>
Sent: Friday, June 18, 2021 3:53 PM
To: Chris Carlson <CCarlson@ci.tumwater.wa.us>
Cc: Eileen Swarthout <ESwarthout@ci.tumwater.wa.us>; John Ryan <jjryanlaw@gmail.com>; Greg Knight <hilosilverawaylem@outlook.com>
Subject: Re: Exhibit 14 on Sunrise Hills

Hi Chris,

Just saw the public notice on Sunrise Hills Development again so it looks like he's making another run at it. Do you have any information on where the project stands right now? We have not yet received anything in the mail. Looks like he is applying for 31 or 34 homes and my understanding as zoning already won't allow the 34 homes so I don't know why he is trying this again.

But if I recall he could possibly get a plan for 31 homes approved. Not sure if there have been any further changes to zoning or anything that would impact this. With all the apartments and townhomes currently going in on the other end of our neighborhood (Somerset Hill) and hillside below Tumwater Hill Elementary, the urban development/traffic impact of this is even more disturbing than it was the last time he attempted this.

Seems like all of these new taxpayers in the area could sure use a nice park and I've heard the current seller has said he is just tired of paying property taxes on the land so it would sure be nice if the city of tumwater could purchase this land using some of the funds that were voted on by taxpayers for parks and be used to turn into a park just like Tumwater Hill Park that is just nature and trails. Just my two cents for what it's worth.

Sincerely,

The greatest compliment you can give me is the referral of a family member or friend.



Janine Meissner-Beaudry

Buyer/Seller Broker

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From: Chris Carlson <CCarlson@ci.tumwater.wa.us>

Sent: Thursday, September 5, 2019 1:09 PM

To: Janine Beaudry <janine@janinebeaudry.com>

Subject: RE: Exhibit 14 on Sunrise Hills

Hi Janine –

OK, now I understand. I'm not sure what the distribution figures on pages 173 and 174 are doing in this report. Those figures were from when the project was previously approved in 2005 when Woodland Drive was going to be a through street connecting from Sapp Road all the way to Brookside.

Those figures are irrelevant to the current proposal since Woodland is not proposed to be connected through.

Thanks.

Chris Carlson, AICP | Permit Manager
City of Tumwater Community Development Department
555 Israel Road SW | Tumwater, WA 98501
(360) 754-4180
E-mail: ccarlson@ci.tumwater.wa.us
Web: www.ci.tumwater.wa.us

From: Janine Beaudry [<mailto:janine@janinebeaudry.com>]
Sent: Thursday, September 5, 2019 11:58 AM
To: Chris Carlson
Subject: Re: Exhibit 14 on Sunrise Hills

This attached diagram is correct but page 173 and 174 are incorrect. The blown up diagrams showing the entrances that Mr Kim was referencing last night. They show Woodland being used 30% of the time and Sapp 70% of the time. But that is inconsistent with the other studies and common sense. At least if I am reading them right. But John was reading them the same as I was and there was a notation on one of the pages that even said that the statistics were incorrect, but that it would not impact traffic patterns. Our argument is that if the statistics are incorrect, how can it not affect the traffic impact?

Really hoping it won't matter anyway and this gets denied.

The greatest compliment you can give me is the referral of a family member or friend.



Janine Meissner-Beaudry

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From: Chris Carlson <CCarlson@ci.tumwater.wa.us>
Sent: Thursday, September 5, 2019 8:57 AM
To: Janine Beaudry <janine@janinebeaudry.com>
Subject: RE: Exhibit 14 on Sunrise Hills

Hi Janine –

I'm not sure what you are talking about?

I've marked up the trip distribution diagram submitted by the traffic engineer to try and clarify for you the distribution of trips from the 22 lots served by the north cul-de-sac.

Chris Carlson, AICP | Permit Manager
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From: Janine Beaudry [<mailto:janine@janinebeaudry.com>]
Sent: Thursday, September 5, 2019 7:03 AM
To: Chris Carlson
Cc: John Ryan
Subject: Re: Exhibit 14 on Sunrise Hills

So based on last night's meeting, 61.11% of the homes planned HAVE to enter from Woodland, which clearly makes it the main entrance. So the trip distribution traffic report stating that it would only be used about 30% of the time is NOT correct. And having all the focus on improvements on Sapp, which actually will only be used by 14 homes, would be mostly ineffective to the significant impact it will have in Somerset Hill.

This doesn't need to be on the record but it would be nice if that trip distribution report was thrown out or corrected for the record.

Janine Meissner Beaudry
RE/MAX Northwest
Cell 360-292-5515
Fax 360-918-7667

Your dreams are my priority.

Oh, and by the way, I am never too busy for your referrals of family and friends.

On Sep 3, 2019, at 8:38 AM, Chris Carlson <CCarlson@ci.tumwater.wa.us> wrote:

Janine –

Your additional comments will be submitted into the record.

The trip distribution (i.e. which way cars are entering and existing the site) from the traffic generated by the subdivision is a result of the professional traffic engineer putting the trip generation data into the regional traffic model produced by the Thurston Regional Planning Council (TRPC). This is the traffic model used by all jurisdictions and traffic engineers in the Thurston County region. He didn't just pull the data out of a "hat".

Let me know if you have further questions.

Chris Carlson, AICP | Permit Manager
City of Tumwater Community Development Department
555 Israel Road SW | Tumwater, WA 98501
(360) 754-4180
E-mail: ccarlson@ci.tumwater.wa.us
Web: www.ci.tumwater.wa.us

From: Janine Beaudry [<mailto:janine@janinebeaudry.com>]
Sent: Tuesday, September 3, 2019 12:52 AM
To: Chris Carlson
Cc: John Ryan
Subject: Exhibit 14 on Sunrise Hills

Chris,

I have been reading through all the documents in regards to the Sunrise Hills project in preparation for the hearing on Sept 4th. So far, the plan seems to be in violation of the current zoning plan and they keep trying to find a different way to work around that every few years without ever doing what is really necessary and changing the plan to include only 30 houses to comply with the current zoning laws.

One of our major concerns in the Somerset Hill neighborhood is how Brookside and Woodland traffic would be affected by the use of that entrance into the new neighborhood. Exhibit 14 states that 30% of residents would use the Woodland entrance and 70% would use Sapp. But I think that is completely false. I say 80% of the traffic will enter through Woodland as it is the closest entrance to the freeway and downtown Olympia area. Most people would have to drive past Brookside to get to the Sapp entrance. Why would they do that? They will use Woodland and come in through Brookside, which will significantly increase the traffic on Brookside and into our currently self contained neighborhood. So I don't know what hat they pulled these statistics from, but as someone who actually lives adjacent to this proposed development, I know the quickest ways to get to my house and can assure you that unless they are coming from shopping/dining in the vicinity of Trosper Rd, all traffic will come through the north end of the neighborhood and Brookside will turn into a thoroughfare.

We do not want there to be an entrance on Woodland except for maybe emergency services, but since the fire station is closest to the Sapp entrance, it doesn't make sense that they would need the secondary entrance. We don't want construction trucks idling and staging in our neighborhood. We have a quiet, low traffic and safe neighborhood for kids to play outside currently. If this plan is approved it will change the entire dynamic for our very family friendly neighborhood. It will more than double the amount of traffic currently coming up and down

Brookside Rd. The reason why we bought are house in this neighborhood was partially due to how safe it was and the only cars traveling into our neighborhood lived within it or were visiting. We know when cars don't belong. We know our neighbors. Having this encroachment on our neighborhood will decrease the value of our homes because it will now turn our house into being located on a "busy" street, a turnoff to potential buyers.

The added impact to Crosby will also be even more significant with the new apartments going in at the bottom of Barnes, possibly another multi family above it and now another 36 homes all coming through that dangerous intersection with no adjustment to traffic patterns until it becomes unsafe first, with injuries or worse from even more car accidents, rather than addressing the problem proactively based on future housing development plans.

<https://weblink.ci.tumwater.wa.us/public/0/doc/394684/Page1.aspx>

Still hoping this development will never come to pass.

Thanks,

The greatest compliment you can give me is the referral of a family member or friend.



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<image001.jpg>

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Tami Merriman

From: Jeff Parks <jvparks@mindspring.com>
Sent: Friday, July 2, 2021 10:53 AM
To: Tami Merriman
Subject: Response to Sunrise Hills Notice of Application

To the City of Tumwater Community Development Dept.:

This e-mail is in regard to the proposed Sunrise Hills development.

My wife and I have owned our house at 3848 Antsen Rd. for 15 years, and for 15 years we have dealt with the repeated threats to develop the sensitive land to our east. It is time for the city to finally put a stop to this nonsense.

With the continuing development of Tumwater Hill, local wildlife is being squeezed more and more. The land of the proposed Sunrise Hills development is home to deer, coyotes, raccoons, possums, red-tailed hawks, barred owls, flickers, quail, and numerous species of songbirds. Additionally, I personally have witnessed a significant uptick in bald eagle activity overhead in the past year. This land is an excellent example of our local flora and fauna and deserves to be encapsulated as such. At the last public hearing on this matter in 2019 I proposed that the city turn this parcel into park land with some hiking trails like those found on the southwest face of Tumwater Hill, and I reiterate that that is the appropriate use for this land, if it is used for anything.

The high level of engineering that would be required to develop Sunrise Hills is a testament to just how unsuitable this land is as a site for homes. The surrounding neighbors have over the years repeatedly voiced their very strong and well-founded concerns about the effects of the blasting that would have to occur. The property owners who border the parcel should have no confidence that Dr. Kim will take any measures to mitigate any damage that could occur to their homes or land as a result of blasting or other disruption. His margins are already very thin in this latest attempt to develop this unsuitable land, and I can personally attest to his unwillingness to spend money to ensure the safety of the neighboring properties. Several years ago I brought to his attention several large fir trees on his land bordering my property that showed signs of weakening and presented him with a certified arborist letter stating as much. This was after one of the firs had already fallen. I explained that these trees presented a threat to the safety of my family and our home. Rather than offering to spend the small amount of money that it would cost to fall the handful of trees, Dr. Kim's exact response to me was, "Well, that's why I have insurance." Other neighbors and the city should expect the same attitude from Dr. Kim when it comes to respecting the health and safety of the surrounding homes and their occupants.

The proposed Sunrise Hills plat includes an access road with no buffer on the west, other than possibly a fence, coming off of Sapp Rd. This is unacceptable. Homeowners who have always had woods on the other side of their property line would now instead have a road immediately across their boundary. Even if this unsuitable land were to be developed, any reasonable person would expect a greenbelt to be left along the entire boundary. Further, adding another intersection to Sapp Rd. at the proposed spot is dangerous. Crosby Blvd. is already a short distance away from where the proposed access road would be, on a sweeping 90-degree turn where already the majority of drivers going from Crosby to Sapp fail to come to a complete stop at the stop sign.

During a previous attempt to develop this unsuitable land the city's solution to this traffic safety issue was to make the Sapp Rd. access point right-turn-only. However, the city made this revision after sending out the original notice of application to neighbors and did not mail the affected neighboring property owners an update after the revision. I only discovered it myself by stumbling across it by looking for some other information on the city's website. That revision was extremely significant for the surrounding area because it was guaranteed to lead to drivers trying to turn around in the mouths of nearby streets (primarily Antsen Rd., Crosby Blvd., and Grotto Ct.), a major safety, traffic, and noise issue for

the surrounding neighbors. The city's failure to actively notify neighbors of this major revision was tantamount to a bait-and-switch by the city and must not be allowed to happen again.

At the last public hearing for the previous attempt to develop Sunrise Hills on Sept. 4, 2019, the hearing examiner Mr. Andrew Reeves noted that typically such hearings are rote affairs with very few interested parties but that the Sunrise Hills hearing was clearly a topic of high interest due to the attendance. I was present at this hearing and can attest that nearly all if not all seats were filled. The City of Tumwater would be well-advised to take note of how stridently opposed the neighboring properties are to this proposed development. This is not just another housing development being proposed -- it is invasive, unsuitable, and flies in the face of common sense and responsible stewardship of city land.

Sincerely,

Jeffery V. Parks
3848 Antsen Rd. SW
Tumwater, WA 98512

Tami Merriman

From: tette74@comcast.net
Sent: Thursday, June 24, 2021 1:08 PM
To: Tami Merriman
Subject: Sunrise Hills Development

My family and I have lived at 3848 Antsen Rd for 15 wonderful years and enjoyed the solitude and tranquility of the 11 acres of forest behind our property boundary. In this time, there has been a daily presence of assorted wildlife: deer, raccoons, possums, and at least a half dozen coyotes nest in those woods. Additionally, there is a vast bird habitat including bald eagles, barred owls, redheaded woodpeckers, gilded flickers, hawks, California quail, spotted towhees, Cedar waxwings, blue herons, Rufous and Anna's hummingbirds, and countless other migratory birds.

Certainly there is ecological impact as well. Building on this very steep forest land will require huge amounts of excavation and probably blasting of granite rock to make way for the road and foundation work for houses. This might cause structural damage to existing homes, and the run off from seasonal rains could cause landslides onto the Antsen road homes.

Aside from the enormous disruption to the wildlife and peaceful scenery, we, and all our neighbors will be quite bereft of our privacy if there is a noisy road added within a few feet of our fence line. Not only will it be intrusive, it poses significant traffic hazards in the "elbow" adjacent to the Sapp and Crosby intersection. Very few people come to a complete stop at that stop sign as it is, and few people regard the speed limit on Sapp, but adding another intersection just a few yards away is bound to cause frequent collisions and possible fatalities.

It is of my opinion that the City of Tumwater should continue to restrict, if not outright forbid, building on this land. If Dr. Chul Kim /Sunrise Hills LLC wants to recover some of his investment, he should sell his land to the City of Tumwater for hiking trails, or perhaps a benevolent private party could turn it into a wildlife refuge. His development would be detrimental to all parties involved, except himself. Please consider our plea against this.

Sincerely,

Jeanette Parks

Tami Merriman

From: Shaun Dinubilo <sdinubilo@squaxin.us>
Sent: Tuesday, June 22, 2021 9:14 AM
To: Tami Merriman
Subject: RE: NOA - Sunrise Hills LLC Preliminary Plat

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

As per 43 CFR 7.18[a][1]) of the Archaeological Resource Protection Act, Section 304 of the National Historic Preservation Act, and RCW 42.56.300 of the Washington State Public Records Act-Archaeological Sites, all information concerning the location, character, and ownership of any cultural resource must be withheld from public disclosure.

From: Kelly Wallace <KWallace@ci.tumwater.wa.us>
Sent: Friday, June 18, 2021 8:24 AM
Subject: NOA - Sunrise Hills LLC Preliminary Plat

Please see attached.

Kelly Wallace, CPT | Permit & Planning Technician
City of Tumwater Community Development
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