

Tracey Redd

From: Andy Williamson
Sent: Tuesday, January 06, 2015 5:19 PM
To: Phil Olbrechts ; Nancy Rogers (NRogers@Cairncross.com); MDRT User
Subject: city of Black Diamond Plat 2C Wetlands Testimony rebuttal

Categories: Red Category

Good evening Mr. Examiner

The city has had its experts review the additional testimony and our rebuttal is below from Jason Walker.

This concludes the city's rebuttals

Respectfully

Andy Williamson

From: Jason Walker [<mailto:jwalker@perteet.com>]
Sent: Tuesday, January 06, 2015 5:02 PM
To: Andy Williamson
Subject: RE: Black Diamond Plat 2C Wetlands Testimony

Andy,

I have reviewed this information and I believe these items are addressed in the Perteet memo from December, 2014. Supplemental to the Perteet memo I am providing these brief responses to the recommendations made by TES:

- 1) TES Recommendation: Provide the detailed topographic drawing, photographs, and drawing showing the exact location of the topographic divide in Wetland E1. Response: A detailed topographic survey has been provided by the applicant and was reviewed.
- 2) TES Recommendation: Remand the reduced 40-ft. buffer on the northern portion of Wetland E1 and use the standard buffer width of 110-ft. Response: Perteet reviewed the buffer as explained in the memo from December, 2014. The buffer is believed to be consistent with the Black Diamond Municipal Code based upon existing site conditions.
- 3) TES Recommendation: Investigate options to create greater buffer protection along Wetlands E1 and TOS. Response: There are specific provisions when a buffer may be increased under Black Diamond Municipal Code 19.10.230(B)(1)(a) and (b) and in 19.10.230(G). We found no adequate justification to require the buffers be increased under the provisions of City Code.

Jason Walker, ASLA, PWS
Environmental and Community Planning Manager

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