

Fir Meadows Management Association

AKA Fir Meadows Maintenance Co.

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1/25/2022

To: Pierce County Planning & Development

**Comment in reference to application By: Panattoni Development 10/6/2021.
Application No.: 972585 Address: 18001 Canyon Rd E.: Project Name: Boeing,
Frederickson. (FRED310)**

**Description: Amend Approval to development of 184 acres. Parcel:
0419311021.**

**Requesting to have this letter placed in the public comments of the above
referenced application:**

**The Fir Meadows Management Association, as a whole owns and maintains
greenbelts within the plat and its exterior except along 204th St E. Our
greenbelt borders a very large part of the proposed Fred310 site, and we,
meaning the Fir Meadows Management Association are responsible for the
maintenance of that greenbelt and have been for 50 years. We were not
notified as a whole about the referenced project. The property owner's of Fir
Meadows that's property borders the greenbelt do not maintain the
greenbelt on this plat, The Fir Meadows Management Association as a whole
pays to maintain it. This information is recorded in the Articles of
Incorporation of the Fir Meadows Management Asso. Filed in 1992. The road
extension to 204th down 70th Ave E. also borders our greenbelt. This area is
not maintained by the County or the individual property owner, it is
maintained by the Association as a whole. That parcel no. is 3848003060 and
would have been neighborly for the County to have contacted the Association
as a whole about this project. The County Planning/Surface Water should
know this due to the flooding that last occurred in 2017. We understand
County does not have to notify any party in writing, however attempt was
made to contact 88 property owners and should have notified the people who
are responsible for the upkeep of the greenbelt area.**

**The following comments are being submitted at the application process
due to the above statement and not during the planning period. The Fir
Meadows Management Asso. who represents 305 properties bordering this
site plan is requesting additional Environmental Impact Studies and should
be a priority before approval of this application. No commenting being
available on this application, only mail? This is absolutely unexceptable. I
am asking for additional public commenting period as well.**

County is aware of most of this, however, things in our community have seen little improvement with efforts to keep our environment in Fir Meadows safe, and this is a project that will significantly make changes to our community. We are stating here several issues we may be facing if you approve the amended application as it reads.

Tree Removal

These trees are vital to our environment, remove them as barrier trees, and we will see an increase in environmental issues that have yet to be studied. The dust, dirt, odors, chemicals coming from the industrial site will have a clear path, no filter, no barrier from harming residents and homes. Since the start of Frederickson Industrial site development, the wind that rips through Fir Meadows has increased. Barrier trees that protected us from these weather conditions have been removed due to prior developments. A few homes already have reported issues from these increasingly pounding wind storms. Removing these trees and replanting seedlings is not only destroying the white oak. You have other environmental issues with many other types of trees of tall trees, and for that reason they have an altogether different purpose. This action will also affect the surface water run off as well as aquifer water that could lead to a potential flood (see drainage) Please do more in depth study on this. Noise, lights are all buffered by these trees too! Residents that have lived on this section of this site have done so for 35 years, not sure how all the noise and lightening will be avoided without these trees. Wind velocity has changed since the initial start of the Frederickson Industrial . We live here and we know it. Previous development sites, not remotely located next to us, have already made an impact on the environment in Fir Meadows because so many of these developments have been approved and trees were permitted to be removed, if we are already experiencing these affects, something is not being monitored. Please do the retention of no less than 30%, your report clearly states many of the following reasons in their minor form that the trees are important. These trees are of major importance to this community – hence the name Fir Meadows.

Fir Meadows is like a bowl and the outer rim of that bowl is what protect this community during heavy wind storms. These trees have done a magnificent job in protecting our community for these storms. The past 2 years we have had some damage to private property, such as roofs and fences. This damage is both due to age of these homes and the change in direction of the wind when blows through this area. The two are not mixing. Take these trees down will only lead to more significant damages to private property.

The interior greenbelts in this community are seeing both the effects on environmental and home damage due to stronger wind storms. Take away the tall barriers trees, as we call them, would only allow stronger more

damaging gusts through the area that could potentially lead to increasingly more damage surrounding property.

Removal of 1,400 tall barrier fir trees and replace with 10k seedlings will only make the domino affect. That domino affect would include Fir Meadows, and then the next community and the next. Please do the research on how to keep properties surrounding this site safe from these harmful winds.

Seedling will not replace what these taller trees do for our environment and a community as a whole. We live in this area and we see what change has done, this change will impact us. Take 1 tree down and more will need to come down, when does it stop? Please reconsider this part of the application for at least one if not all of these concerns.

Drainage.

Fir Meadows is a residential community consisting of 305 parcels. The interior greenbelt consists of a natural environment and is used as a buffer between our very small parcels and a buffer from road right of way on the County road 70th. As well as buffering from Railroad tracks and Fred310 Site. The exterior greenbelt that abuts Boeing property consists of very tall fir trees. These trees grouped with Boeing site trees, abuts each other at the back side of Fir Meadows. Our ground is already well saturated. Has any study been done in our area to evaluate what has happened to our ground in and around the greenbelt of Fir Meadows to determine just how much water it is currently absorbing Is the bowl that we live in, above an aquifer overly saturated already? A wetland study in Sept. of 2021 on the portion of the Boeing Site is not the best time, drought conditions obviously would have conditions to meet any wetland/groundwater code. Just because it meets code criteria, the conditions should be adequate at time of testing. We feel the test is insignificant only because it was not done during normal precipitation conditions, let alone a time with mass precipitation. We want to be certain that the storm water facility is adequate to protect your neighbors from all the runoff during the times of mass precipitation. Where will the Fred310 runoff go? Too a low point? This is our concern, it will head in the direction that natural flow water goes, to the low point and history will tell you on this flood plain, water will travel where it wants too, you can't always direct it. Contaminants are present on this site, anything not reaching your storm water facility could ultimately contaminate any area around this property including the aquifer.

History has proven that the south end of Fir Meadows floods, it's in the flood plain, however Since 2017 the South end of Fir Meadows has seen no flood water. Look at the property today on the others side of 204th across from the Fir Meadows Park, once again, today the water is flowing down the water way from Graham and heading in the direction of the Fir Meadows Park.

Since the last flood in 2017 SWM has done work in the area to help with surface water during high precipitation times, however have we really had high precipitation year since then? Has all the work in the past 4 years of development in Fredrickson really been put to the test? Is this going to divert water to create less damage to homes and property during the more severe weather conditions? Are you confident that when mother nature lets out large quantities of precipitation day in and day out, when the aquifer is filling up is the surface water all will go as planned for the perpetually of it?

Today our park is very soggy, for good reason, it's in a flood plain, however so are the exterior greenbelts of Fir Meadows and we have been contemplating why this was happening. We are starting to believe that all the previously completed industrial developments projects that that have removed trees and added permeable material used to cover areas that took in the water at one time is a major factor of the soil damages in our environment already.

The fact that the trees that drew water from the ground that have already been removed in an already completed Industrial sites, our belief is that this is what may be causing poor change in our ground quality and soil conditions. How the planning was treated with previous projects is proving to our community that this site will be no different. We are seeing that this project will bring us more environmental issues because Fred310 site is our next door neighbor. We have a flood plain to the south of this project and we don't want to be in the middle of one from the north.

We have wetlands designated in the proposed site. These wetlands are now being moved, moved into an area of closer to the contamination area of the property? In addition, replacing the dirt with gravel over the entire area will create more run off – 3% material to 72 % impervious material is pretty significant in our opinion. We do not want any surface water contaminated or not and very skeptical of just how much will actually go into the recharge area and how quickly that will that fill? When full will it flow natural to the lowest point and that point lies within Fir Meadows? Please reconsider accepting this report and see to it that an accurate study is done during the wettest time of the year, not the driest.

Wildlife

The facebook post attached a clearly states the case from just last week, another 3 weeks prior. Coyotes, raccoon, all wildlife tends to make their presence in undesirable ways. Currently this coyote post makes us believe there is a break in the fence at Boeing site. Fences bordering the site may needs repaired. Trails leading from Tract A bordering Boeing property into Tract C are currently present. We suspect they are coming from parcel 0419311021 from time to time its expected. Boeing did a great job making sure their fence protected our property, our pets and our children however, even in the short period of time since it sold, the increase of these predators

looking for food in Fir Meadows is becoming a nuisance. Destroying 300 acres of forest will force these animals into the back yard of Fir Meadows residents. Destroying this current habitat and replacing it with a manmade wetland area of 10k seedlings will not home the coyotes and many of the other natural wildlife that truly is in this parcel. They will have to find a new, more natural habitat in the greenbelt of Fir Meadows which in turn would create an unsafe environment for our domestic animals our children and our greenbelt.

We understand these animals are expected to show up from time to time and we have our own wildlife that we manage as property owners. We have learned to share with these animals, however these animals will over populate in our development, a development that was designed to remain natural. We accept the wildlife we currently have, but we will not accept all the wildlife that has no other place to call home but our backyards, this project will create a nuisance of wildlife that the property owners should not have to deal with.

Water Supply

The water pressure in Fir Meadows is proven through history to be very low. One reason is the diameter of pipes that were used when Fir Meadows Plat was developed. Now the outlying area used larger diameter pipes to carry the water farther and to more homes & businesses. Water flows slowly through the system that was designed in Fir Meadows, our pipes are smaller. New pressure devises have been installed by our water provider in the past, but they have also malfunctioned in the past. Private property pipe then break causing pretty significant damage to the personal property pipes. When water mains break, the utility Co. turns water off, repairs and and turns the water back on. These type of repairs to the main usually happen 2 to 3 times a year directly in Fir Meadows. During Covid one of the parts needed took several days and immediately broke again. After repairs water turns back on, it surges. Pressure too high for many homes in Fir Meadows. Last week, the property right next to the main break, property water line broke. Did that have something to do with the main repair right outside the fence?

Adding more pressure to these water systems is unfair to the already developed properties where the water system has never been upgraded. The cost to the breaks when these shallow pipes break on private land is solely placed upon the residents of Fir Meadows. The costs to repair broken lines underground is not cheap. In 2021 alone we had 3 properties with water line breaks, one gentleman had a 1.5k bill due to his pipe bursting, and not the first time. A credit of \$600 was given but he still paid \$900 for the break, this is a 99 year old man!

If more pressure is required for the Fred310 development, are you considering what will happen to our system that is in place? Should we not

fix what is already broken and then proceed? Please consider water mains in neighboring communities. Our old pipes can only hold up for so many years! Adding service to this site will affect pressure throughout the Frederickson area. If water is installed on this site, will it be hooked up to the exact same system as our Community so that when adequate pressure for Fred310 is met, will we be paying for the repairs to our old outdated system? How many more times a year will mains break and public be without water service until repaired? These are questions that may be in all your reports, but have you checked to see how bad our system is outside this site? Of course you have, so why are we going to allow this to happen?

Traffic:

The new entrance of the proposed project is also an extension. That extension has an end point, it leads to the intersection of 70th Ave E & 204th Ave E. A study should have been done at the intersection of 70th & 204th this is the back entrance to Fir Meadows. The main entrance of Fir Meadows is 67th Ave E and 204th St E. The magnitude of traffic passing by these 2 intersection, as it is today, already creating periods of congestion and dangers. Entering and exiting Fir Meadows from 204th has already created many accidents due to the increase in traffic coming off of Canyon Rd. onto the 204th. Adding another main arterial without any traffic control means more traffic hazards to an already unsafe intersection. East you have a 4 way stop and an elementary school, west you have railroad tracks. Do you think that school buses don't have to stop on those railroad tracks after coming around a blind spot at Mt. Mist Water Co.? The safety hazard at 66th is dangerous enough without entering onto 204th. Do you think that the traffic stopping at the 4-way stop does not back up currently for 2 blocks? Well it does, and now this application to extend 70th will have traffic backed a few more blocks if people utilize 70th as a main north/south connection road leading to 176th and to enter and exit this new industrial area. 204th Ave is over extended and we know that construction and the expansion of Canyon is to alleviate some traffic flowing past Fir Meadows, however due to north and south corridors a lack thereof currently, 204th Ave E. will continue to have increased traffic volumes. Again, please do the study that will keep our community as well as other citizens of this area safe.

Traffic is not the only concern with the road extension. Litter is already an issue. Did you know that Pierce County does not clean or maintain any of the right of way on the Greenbelt portion of 70th. That service to maintain that area is put on the Association. More traffic leads to more garbage, needles, transients, etc. and that should not be left at the cost of the Fir Meadows property owner. Who will be responsible for this? County has never maintained any of these greenbelts and/or right of way areas. Who will we call when the public drives down the road and destroys our property? Currently today, Fir Meadows gets to foot the bill. County property gets

damaged, tax payers pay for that. Greenbelts get damaged, due to increased traffic, are we going to be expected to pay for repair costs, damages and cleanup when the public is disturbing our greenbelts?

Since the County is also extending 70th Ave E to 192nd, why was a study done at the 176th end for traffic, but no report for the other end? Does it not go from We do not want to pay to keep trash and who knows what else that will be using this route as a means to get from 192nd and 204th. Which brings me to a study done on 204th and 70th intersection. This road lies right between a set of railroad tracks and an elementary school with a 4 way stop sign. Traffic coming to and from Canyon, including a large amount of school district busses makes it difficult today to enter 204th from any side road between Canyon road and the school.

We would like to thank Pierce County Planning for all the work you are doing to prepare this site up to code standards. We know that our planning department has codes to follow and testing must be done to approve these applications. We don't agree, should you accept this application. All issue need further evaluation and study, we feel some of what has been submitted is inaccurate. We ~~are~~ want assurance that this will meet the health and safety of this community for its eternity. We know the history of the area. Please get studys that are accurate on all issues that could potentially be unsafe and cause unnecessary legal actions in the future. We want to be good neighbors and would expect that in return. Please in the future, keep in mind, this may be just another industrial site project for Pierce County, however your neighbors have called this our home for 54 years. Please do additional studies in all areas referenced in this comment.

Fir Meadows Management Association
Board of Trustee

Desa Kennedy President P. Kennedy
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Harley Marsh Sgt. Of Arms Harley Marsh
Kenny Braasch Trustee Kenny Braasch



CC: Cory Ragan Pierce Co. Planning
Amy Cruver

January 23 at 8:49 AM · 🌐

Just a friendly reminder it is coyote season. This was 4am this morning. We heard it howling at midnight. Please try to bring those pets in at night.



Coyote

28 Comments Seen by 63

Like

Comment

July 18, 2021 · 🌐

Putting this out again, Coyote sighting in my backyard again off 67th by the office building around midnight. Looks like it got something last night by the way it bolted back into the green belt.

You and 3 others

2 Comments Seen by 56

main office. Please watch for your small animals out there.



Like

Comment

October 10, 2021 · 🌐

Again we had another coyote cross through last night. This time it came from 67th and crossed back to 68th from the green belt. It

6:11



Doorn



Friendly Neighborhood Watch

January 14 at 8:14 PM · 🌐

I hear a animal being attacked in the green belt off 67th.... Sounds not so good. Heads up to bring those fur babies in tonight



Les Wigget

☐ Like

☐ Comment

