

Olympic Rockeries
1827 West Valley Highway E
Sumner Wa. 98390

Wednesday, May 6, 2026

Scott Waller
Associate Planner
City of Sumner
1104 Maple Street
Sumner Wa. 98390

Dear Scott,

Thank You and Silvia Again for Your Time at the site .

Please look and Give Consideration For Shinda Sidhu's Request for Buffer reduction and mitigation on His Property located at 1827 West Valley Highway E. Sumner Wa . 98390

- Parcel #4495401045

- This is a Request for Determination or Applicability and Allowed Application of RWHA using Chapter 16.56 and Codes for these Requested Permits.

-A. The Determination of Applicability from the Director, Processed as a Type 1 Decision per SMC 18.56.030. B.7. Resource , Wildlife, and Hazard Area's.

Additional Approvals - The Appropriate Tribal Council's and WSDOT, DNR. Approval's will allow for Application of RWHA and Any Submittals to complete a RWHA. According to Chapter 18.56 SMC

REVIEW #2
RWHA-2025-0003

Scope of Request

Minimal reduction and mitigation request with Compensation for Buffer reduction at a 1:1 ratio

- Proposed activity will compensate with Additional Buffer and use Technology and treatment of Storm water per Engineered plans.
- To Professionally Engineer and use appropriate Technology and Best Management Practices to Reduce impacts.
- Restore impacted buffers and Implement long term maintenance and Annual inspection and reporting with a Qualified Professional Biologist Plan
- The Project will be monitored for Success and Correction
- Denial will cause extraordinary Hardship and Safety Issues with Customers.

- SMC 16.56.100 - Buffer Requirements - DNR water type F

A. - 7b. Requested additional averaged Buffer will be Create at 1:1 ratio per Cat III on Chart H - SMC 16.46

-7d. 100 foot buffer, Already reduced to 75 ft. - PLN2007-00042 / ordered 14th April 2008.

-8a. There's No Feasible Alternative of Site Design and Safety with out additional minimum Buffer Averaging.

-8b. Averaged Buffer area will not result in degradation of wet lands function thru the use of water treatments and Technology

- SMC 16.46.150. Functionally Disconnected Area

Due to the Elevation differences between Existing used Land and the Existing Buffer at the approximate 50' mark of the existing buffer the Elevation difference is very steep and effectively prevents any disturbance in the buffer from the elevated Land and the stream.

Summery and Reasoning for Buffer Average Request

The Property is used to sell bulk Hard Stone Landscaping Materials, Decorative rocks, Fountains, Flagged stones, Paving stones, large boulders etc.

The Shop area and farther the South Buffer reduction and mitigation request (499 sq ft) is to provide a safe corridor area for heavy Trucks and Excavators used by Olympic Rockeries on a Daily Buisness. Buffer reduction and mitigation will allow access to the usable property to the South which is vital for storage and Sales of Truck delivered Materials for Sale to Their Customers. Many of Their customers need access to drive in and be loaded by Heavy Equipment then drive out Area of area to Scale and Payment

The other request is the area to the South and East of the Office (1259 sq ft), The South Entrance is where Customer or Venders of bulk supply's vehicles are instructed go back around to enter on to weight scale to be weighted for sale or payment. The Scale is the heart of Olympic rockeries bulk material operations, All Bulk Sales on the North side of the Office are re directed to West Vally Ave to re-enter the South entrance to drive onto the scale, Get Weighted, Told to pull forward North, off Scale and into yard for the Safety of the Drivers.

The additional Reduced buffer area to the East of scale allows continued use of Vehicles, Trucks, Tractor trailers using the South Entrance a safe route from South Entrance to and or around Scale to the North Yard and ability to safely Exit on to West Valley hwy. Having Customers or Vendors try to back on to or Pull on to the Scale from the North Entrance driveway after lining up in the North Driveway then having to Back off in to North Driveway after being weighted is very Dangerous due to visibility issues from elevation difference's between North Yard an West valley Hwy.

The Exiting 75 ft buffer without the additional allowed Buffer averaging at the South of the Office would cause Unsafe conditions for all Vehicles, large Trucks, Tractor Trailers.

Entering property from the South Entrance from West Valley Hwy, And Line of site issues with West Valley Hwy being Elevated above the Property Entrance, The Reduced, limited Driveway and Parking with out the Buffer Averaging wouldn't allow for any turnaround. If unknowingly a large truck and trailer pulled in with No turnaround They would be required to unsafely back up the driveway on to West Valley Hwy. Buffer reduction and mitigation per Request would allow for safe operation from either Entrance.

Historically the Property has used both existing entrances and the Land for Buisness for close to 35 years,

Closure of the South Entrance is also not a viable option, The Approved Parking with Approved handicap stall is not Possible on The North Entrance due to Close proximity

to Office, West Valley's Hwy Elevation above Property causing line of site Issues. Parking would have be across North Entrance Driveway, Parking would not be level, The North Driveway is up hill to West Valley Hwy.

Mr. Shidu would like Request total impacted area 1796 sq ft of Buffer Reduction and Mitigation (1:1 ratio) of 1796 sq ft at the south of property per SMC requirement of 1:1 ratio for a averaged Category III buffer. Mr Sidhu believes this is the Minimum Required to make His Buisness remain Viable and to stay In Buisness. This Area Would also restore the 100 ft original buffer be contiguous with buffer to the South. Treating All remaining Impervious areas with Technology and best Management Practices and greatly improve that areas water Quality.

Mr. Sidhu would also like offer the Property to the South PN# 4495401051 As a Permanent Conservation Easement. The Property is 15080 sq ft, To help offset and Enhance Requested buffer request.

All Unpermitted Asphalt in the New approved Buffer area to the South will be removed For Buffer restoration , An Approved Engineered Storm water treatment system for remaining impervious surfaces installed .

All remaining Impervious surfaces next to the Office and All Areas South of North corner of Office and south of South entrance will be Permitted and Engineered for Storm Water Treatment from Frank Marescalco from Valor Engineering, Tacoma Wa. for Storm Water Treatment.

All New approved Buffers on the property will be Planted or Restored with Native Plants per Our Biologist Mark Heckert from Beaver Creek, Puyallup Wa. Permitted and approved

Application for Permanent Conservation Easement for the property to the South will be Applied for during Permit process if City accepts offer.

Mr Shidu understands this is a request for a Path to Solve all the issues that would allow His Buisness to Survive and Solve Some Very Real Life - Safety issues concerning traffic safety from West Valley Hwy at both Entrances.

Loss of Access next to Shop at South property would eliminate a great deal of His Space to Service and Sell His Products,

Loss of access from the South Entrance to the Weight Scale would Eliminate most His Buisness, He Sells Product by the Weight.

He also understands that any Agreement must be Approved by City of Sumner, WASDOT, DNR, and All Indian Tribes associated with this Area and is a prepared to do what Ever Permitting or Applications required by each agency.

Sincerely



Christopher Guzek - Agent

Rainer Permits

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