

March 26, 2024 HATTON GODAT PANTIER

Mr. Reace Fant
City of Lacey
420 College Street SE
Lacey, WA 98503

RE: 54th Ave Short Plat
No. 22-0011LA

Dear Mr. Fant:

This letter is being provided in response to your email to Jeff Pantier dated March 26, 2024 related to documentation as to how the above referenced project is complying with the preliminary short plat approval conditions.

I offer the following responses to the short plat conditions of approval.

Conditions of Approval That Must Be Met Prior to Issuance of Building Permit:

Planning Department:

1. Prior to final short subdivision approval all property taxes must be paid current. Please contact the office of the Thurston County Treasurer for additional information.

Response: Acknowledged.

2. Include Auditor's Index listing ¼ ¼, section, township, range in W.M.

Response: The indexing information is provided on the final short plat map and will be included on the recording cover sheet for other documents that will be recorded concurrently with the recording of the final short plat map.

3. Prior to any site construction activities taking place, a preconstruction meeting shall be held with Sound Urban Forestry to review the location of the tree protection fencing. A note stating that a preconstruction meeting shall be held shall be shown on the grading plans for the project. Confirmation from the Forester that the meeting has been held shall be provided to the Community Development Department prior to the start of site construction or grading activity.

Response: Meeting with Sound Urban Forestry occurred prior to construction.

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3910 Martin Way E, Suite B
Olympia, WA 98506

T 360.943.1599
F 360.357.6299
800.700.1693

4. Preservation of on-site White oaks shall be prioritized wherever feasible, in accordance with recommendations from the City of Lacey contract forester and the Department of Fish and Wildlife.

Response: Preservation of White oaks was prioritized for retention to the maximum extent feasible.

5. Prior to site construction activity the contractor completing any tree removal or logging work shall sign and submit the "Acknowledgement of Responsibilities for Professionals Doing Tree Removal in the City of Lacey". The form shall be submitted to the Planning Department prior to issuance of the grading permit.

Response: Form submitted prior to construction.

6. No activity shall take within wetlands or their associated buffers without prior review and approval of a wetland development permit by the City of Lacey.

Response: Acknowledged. No work was performed in the wetland or buffer.

7. An accurate label reflecting the relevant wetland and wetland buffer statuses shall be affixed to Tract X. Tract X is a sensitive area tract. Development is prohibited unless approved by the City of Lacey.

Response: Acknowledged. Applicable wetland buffer distance is reflected on the final short plat map.

8. Ownership of Tract B shall be defined on map.

Response: See plat note 10 on the final short plat map.

9. Prior to any construction activities occurring on site, the exact boundaries of the identified wetland buffer edges, shall be clearly marked in the field with orange construction fencing and identified with temporary signs placed along the orange construction fence stating: "Wetland Buffer. Alteration or Disturbance is Prohibited. Please call the City of Lacey for more information 491-5642."

Response: Split rail fence with wetland buffer signs have been installed.

10. The orange construction fencing shall be inspected and approved by

the City of Lacey Community Development Department prior to the start of construction. The fencing shall be maintained through the duration of construction. A detail of the fencing and signage and its location shall be clearly shown on the grading and Public Works Construction Drawings. (LMC 14.28.380)

Response: Acknowledged.

11. All staging areas of construction equipment shall be located at the highest elevation point on the property furthest from the wetland and buffer(s) (southern portion of project site). All activities associated with the development permit shall not occur within the delineated wetland buffer(s). (LMC 14.28)

Response: Acknowledged. No construction staging occurred outside the clearing limits depicted on the approved civil engineering plans.

12. Erosion control measures shall be implemented prior to any activity on the site in a manner that eliminates any potential erosion and/or sediments from disturbed areas from entering the wetland buffer(s). Erosion control methods may be in the form of straw bales, silt fences or other forms approved by the City of Lacey. Erosion methods shall be identified on the grading and construction drawings submitted to the City of Lacey for approval. (LMC 14.28.360.B.7.)

Response: Acknowledged. Erosion control measures as outlined on the approved civil engineering plans were implemented.

13. Wetland buffers shall be permanently identified by fencing. The fencing design and location shall be approved by the Planning Department prior to installation. A detail of the fencing and the placement locations shall be clearly shown on the grading and Public Works Construction Drawings and the fencing shall be installed prior to issuance of any building permits. (LMC 14.28.380.A.3)

Response: Split rail fencing and wetland buffer signs have been installed on the outer edge of the wetland buffer.

14. Wetland buffers shall be identified by signage. This identification shall include permanent signs, which state: "Protection of this natural area is in your care. Alteration or disturbance is prohibited by law. Please call the City of Lacey Community Development Department for

more information.”

Response: Wetland buffer signs have been installed.

15. The grading plan shall be designed to minimize impacts on tree tract/buffer areas. Tree removal within these areas shall be avoided, except where the Forester has identified hazard trees for removal. Tree replacement or replanting may be required if tree tract areas will not meet requirements of LMC 14.32.065.

Response: Site grading was limited to the area depicted on the approved civil engineering plans.

16. All applicable requirements of the City Zoning Code shall be satisfied.

Response: Acknowledged.

17. The applicant/developer shall be responsible for obtaining all applicable permits required for the project. For example, these may include a National Pollutant Discharge Elimination System Permit (NPDES), Forest Practices Application, and/or any others. These permits may require additional review time from the appropriate agencies.

Response: All required permits were secured by the applicant/owner.

18. The short subdivision number “SS22-0011LA” shall be added to the face of the final plat map.

Response: The short subdivision number is included on the final short plat map.

19. The Community Development may grant a one-time extension of one year, if necessary to complete the requirements contained within this letter. If such an extension is necessary, the applicant must make a request in writing at least 30 days prior to the expiration of this approval.

Response: Acknowledged.

20. All development on the lots of the short subdivision shall meet the requirements of LMC 16.13, Low Density Residential, and all other applicable requirements of Title 16, Zoning, and Title 15 Land Division.

Response: Acknowledged.

21. School impact fees shall be collected from the applicant by the City of Lacey prior to issuance of the building permit for each residential building. Fees shall be forwarded to the North Thurston School District and shall be as generated by the formula for calculation impact fees as set forth in the Capital Facility Plan for the North Thurston School District, which has been incorporated by reference into the Lacey Municipal Code.

Response: See plat note 7 on final short plat map.

22. Prior to the issuance of any building permits, the developer shall receive design review approval from the City of Lacey. A design review application, with required fees, shall be submitted with all required documents as identified on the application form. The site and building design shall be in conformance with section 14, 23.072 of the City of Lacey Design Review chapter. A Design Review application and supporting materials shall be submitted prior to submitting building applications. (LMC 14.23).

Response: Acknowledged. See plat note 12 on final plat map.

23. Review of the final plat application shall be pursuant to the provisions of Title 15, Land Division, of the Lacey Municipal code.

Response: Acknowledged.

24. All applicable requirements of the City Zoning Code shall be satisfied.

Response: Acknowledged.

Building/Fire Department:

25. Contact Luka Vitalich for addressing at 360-412-2883 or lvitalic@ci.lacey.wa.us.

Response: Addresses for lots and tracts on included on the final short plat map.

Department of Public Works:

Specific Water Improvements:

26. For the three proposed lots, an 8-inch water main shall be extended (on the north/east side of the road or drive area 6 feet off center line) onto the site from the existing 8-inch water main in 53rd Avenue. Water main improvements shall meet water quality and Lacey Fire requirements.

Response: An 8-inch water main was extended per the approved civil engineering plans.

27. Should Tract 'X' be developed in the future, installation of an 8-inch main extending from the termination point of the current main to the existing 10-inch main on 54th Avenue will be necessary. Additionally, an appropriately sized main must be installed to provide service to the future development on Tract 'X'.

Response: Acknowledged.

28. As a Wetland Development Permit will be required for any development proposal on Tract 'X', the proposed easement must be widened from 15-feet to 25-feet, extending from 54th Avenue to the private drive.

Response: No development is proposed in Tract X at this time.

29. The sewer main shall be positioned 5 feet west of the centerline of the easement, and the future water main shall be positioned 5 feet east of the centerline of the easement. The outside of each main shall have a 7.5-foot clearance, resulting in a total easement width of 25 feet.

Response: The sewer main to serve the project was installed per the approved civil engineering plans.

30. The plat shall include language specifying access to water and sewer mains for the benefit of Tract 'X'.

Response: Tract B and Tract X are both owned by the Declarant, therefore access to city utilities in Tract B are available to Tract X.

31. Domestic water service boxes shall be provided to lots 1, 2 and 3 (if duplexes are utilized each side of the duplex shall be metered). Water service to these lots shall occur prior to final short plat approval. (DG&PWS 6.120 F)

Response: Water services to the lots were installed per the approved civil engineering plans.

32. An irrigation meter with a Double Check Valve Assembly backflow prevention device shall be provided to all community landscaped areas. (DG&PWS 6.120 F)

Response: A double check valve will be installed when the irrigation meter is installed by the city.

General Water Improvements:

33. Existing wells with associated water rights may remain for irrigation purposes. Wells without water rights shall be decommissioned per Washington State Department of Ecology standards. If a well is to be used for irrigation, a Reduced Pressure Backflow Assembly (RPBA) is required and shall be installed as premise isolation at the public water supply service connection. (DG&PWS, Water, 6.120 E.)

Response: There are no wells on the property.

34. For Irrigation lines located in the Right-of-Way and the 20-foot landscape buffer, the following shall be stated on the irrigation plans, stated on the plat and is a condition of approval: "The property owner adjacent to the public Right-of-Way and the 20-foot landscape buffer will be responsible for maintaining and locating all irrigation lines located within these areas". (DG&PWS, Water, Irrigation 6.210)

Response: Acknowledged. See plat note 6 on final short plat map.

35. In addition to all Federal and State requirements, water system improvements shall meet the requirements of the current City of Lacey City of Lacey Development Guidelines and Public Works Standards Manual, the Coordinated Water System Plan (CWSP), Department of Health (DOH), City of Lacey Water System Plan, AWWA, Department of Ecology, Thurston County Environmental Health and City of Lacey Fire Code Official's standards. Actual main size, loop closures, and possible off-site improvements including the number and location of fire hydrants, will depend on the fire flows required and available to the site. (DG&PWS, Water 6.010)

Response: The water system for the project was installed in accordance with the approved civil engineering plans.

36. Show all adjacent wells within 100-feet of the proposed plat with their protective radii (this will assure the proposed development will not impact any wells) (DG&PWS, Subdivisions and Short Plats,

Chapter 2 – plat checklist). If site improvements encroach on existing well radii, provisions shall be made to assure wells are properly protected.

Response: There are no wells within 100' of the exterior boundary of the property.

37. To assure adequate water is present for your project. Modeling of the water system shall occur. Please contact Brandon McAllister (360.413.4386) to coordinate the fire flow modeling.

Response: Acknowledged.

38. If utility extensions are needed for the proposed project for roads that were paved in the last five years and the roads must be "cut", a disruption fee will be charged in accordance with Lacey Municipal Code 12.16.055.

Response: Acknowledged.

39. The builder/applicant/owner is required to purchase each water meter prior to the issuance of each building permit. (DG&PWS Water 6.121)

Response: Acknowledged.

Specific Sewer Improvements:

40. An 8-inch gravity main shall be extended to serve the 3 southern lots with sewer. If Tract 'X' develops in the future, requirements for sewer for that area will be addressed at that time. Sewer main extensions shall be on the South or West side of each roadway or drive area 5 feet off centerline of the easement. Sewer service to lots 1, 2 and 3 shall be provided prior to final short plat approval.

Response: Sewer service for the project was installed in accordance with the approved civil engineering plans.

General Sewer Improvements:

41. Any existing on-site septic tanks and drainfields shall be removed per Department of Ecology and Thurston County Department of Health.

Response: There are no on-site septic systems on the property.

42. All proposed structures shall be connected to sanitary sewer. (DG&PWS, Sewer 7A.010) Public mains with associated appurtenances shall be installed to serve the proposed project with sewer.

Response: Acknowledged.

43. Sewer laterals shall be provided to each lot connecting to the public sewer main. (DG&PWS, Sewer 7A.010)

Response: Sewer lateral to each lot were installed in accordance with the approved civil engineering plans.

44. In addition to all Federal and State requirements, sanitary sewer improvements associated with this project shall comply with the current City of Lacey Development Guidelines and Public Works Standards Manual, City of Lacey Comprehensive Sanitary Sewer Plan, Thurston County Health Department, Washington State Department of Health (DOH), the LOTT Clean Water Alliance and Department of Ecology. (DG&PWS, Sewer 7A.010 and Subdivisions and Short Plat 2-21)

Response: Sewer infrastructure was installed in accordance with the approved civil engineering plans.

Specific Stormwater Improvements:

45. Treatment and infiltration facilities shall be constructed for stormwater associated with the site development and adjacent areas currently discharging to the site.

Response: Stormwater infrastructure was installed in accordance with the approved engineering plans.

46. Individual roof drain infiltration systems shall be installed for each building. Storm water shall be dispersed throughout the site to simulate pre-development infiltration to the maximum extent possible.

Response: Acknowledged.

47. Enhanced stormwater treatment is mandatory for this project as it is situated within a Category I Critical Aquifer Recharge Area.

Response: Stormwater infrastructure was installed in accordance with the approved civil engineering plans.

General Stormwater Improvements:

48. In addition to all Federal and State stormwater requirements, this project shall comply with the current City of Lacey Development Guidelines and Public Works Standards Manual and the current City of Lacey Stormwater Design Manual (LMC 14.27). Stormwater drainage and erosion control submittals shall be in conformance with the formatting and content requirements described in Chapter 3 of the Stormwater Design Manual.

Response: Civil engineering plans were approved by the city.

49. A final Stormwater Site Plan, including a drainage report and drainage plans in conformance with current Stormwater Design Manual standards, shall be provided prior to final Public Works civil approval. Some key elements to be included within the report are: the project engineer's certification; descriptions of how each of the Core Requirements is being addressed; construction SWPPP; basin map; plan drawings; hydrologic modeling inputs and results (including the data files produced with the model); summary data of sub-basin areas; design calculations and facility sizing; soils report and infiltration analysis; soil management plan; maintenance agreement/covenant; and a stormwater facilities Maintenance and Source Control Manual (SDM 2.2.1 & 3.3).

Response: The cited plans, reports, etc. were provided to the city prior to final civil engineering approval of the construction plans.

50. This project shall retain, disperse, and infiltrate stormwater on-site to the maximum extent feasible. Design of infiltration facilities requires site infiltration analysis, to determine wet- season soil and groundwater conditions and to establish a long-term design infiltration rate. (SDM 2.2.5 & 7.2)

Response: Infiltration analysis was provided in the project drainage report and geotechnical report.

51. In conformance with the City of Lacey Stormwater Design Manual, post-construction soil quality and depth (BMP T5.13) shall be incorporated into the site design and construction (SDM 2.2.5 & 7.4.1).

Response: Stormwater infrastructure was installed in

accordance with the approved civil engineering plans.

52. The following note shall be shown on the face of the civil engineering drawings and is a condition for approval: "Roof downspout infiltration systems shall be placed on the lot being developed and shall be sized to accommodate storm runoff per the current City of Lacey Stormwater Design Manual"

Response: See note 4 on final short plat map.

53. Civil drawings shall include a note specifying that roof and foundation drains are to be connected to the stormwater system via perforated stub-out connections in the event downspout infiltration or dispersion systems are not feasible due to site conditions, (SDM 2.2.5 and 7.4.10)

Response: Civil permit drawings for the project were approved by the city.

54. A Construction Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to and approved by the City prior to beginning site work or construction of the project. A complete SWPPP consists of both a narrative report and a temporary erosion and sediment control plan drawing. Each of the 13 SWPPP Elements as identified in Chapter 5 of the City of Lacey Stormwater Design Manual shall be addressed and included in the construction SWPPP. If site conditions render any SWPPP elements unnecessary, exemptions for each element shall be clearly justified in the narrative report.

Response: Construction Stormwater Pollution Prevention Permit issued by the Department of Ecology was provided to the city prior to release of the civil engineering permit.

55. A Stormwater Facility Maintenance and Source Control Manual per chapter 3 of the City of Lacey Stormwater Design Manual shall be submitted to and approved by the City of Lacey. The maintenance manual shall be included with the drainage report as part of the stormwater site plan.

Response: Stormwater Facility Maintenance and Source Control Manual was provided to the city prior to approval of the civil engineering permit.

56. The maintenance manual shall be prepared as a stand-alone document for the post- development facility owner(s). The

maintenance plan shall be submitted to and approved by the City prior to civil drawing approval.

Response: Maintenance manual was provided to the city prior to release of the civil engineering permit.

57. From October 1 through April 30, clearing, grading, and other soil disturbing activities shall be prohibited unless shown to the satisfaction of the City of Lacey that sediment-laden runoff will be prevented from leaving the site. (SDM 5.2.3, Element #12)

Response: Acknowledged.

Specific Transportation Improvements:

58. A private road to access the proposed lots shall be constructed. Since there is currently roadway with a rolled curb for existing portion 53rd Avenue, that same standard can be extended for the private road serving the proposed lots. The private road shall meet emergency vehicle and City of Lacey vector truck access requirements.

Response: The private road was constructed in accordance with the approved civil engineering plans.

59. Since there is no access to 54th Avenue, frontage improvements are not required; only dedication of Right of Way is required. Right of Way to Major Collector Type II roadway standards shall be dedicated. Half street Right of Way totaling 36-feet shall be dedicated.

Response: Right of Way dedication is shown on the face of the final short plat map.

60. All residential projects which abut a boulevard or a collector street shall be required to establish a buffer from such street. The buffer must be a separate tract of land, 20-feet in width, within the subdivision and is to be maintained by the homeowners. (DG&PWS, Transportation 4B.065)

Response: Buffer has been provided. See Tract A on final short plat map and note 3 on final short plat map.

61. Access shall be provided to the property as determined and approved by the City. All access points shall meet minimum access spacing, minimum corner clearance, sight distance and minimum or

maximum width requirements as outlined in the Development Guidelines & Public Works standards.

Response: Access was installed in accordance with the approved civil engineering plans.

62. Traffic mitigations as determined by the Residential Traffic Generation worksheet. Conditions of Lacey Municipal Code 14.21 shall be satisfied.

Response: Acknowledged.

General Transportation Improvements:

63. The following is a condition for approval: "The City of Lacey has no responsibility to build, improve, maintain, or otherwise service the private roads within or providing access to the property described in this plat." (Lacey Municipal Code 15.32.190)

Response: See note 1 on final short plat map.

64. The following note is a condition for approval: "The property owners shall be responsible for maintaining the private streets (along with associated parking areas) and any landscaped areas (weeding, mowing, irrigation, pruning of the landscaping, etc.) in a healthy and growing manner in perpetuity". (DG&PWS, Transportation 4G.100D)

Response: See note 2 on final short plat map.

65. The property owner(s) adjacent to the public Right-of-Way shall be responsible for maintaining vegetation within the dedicated Right of Way and the 20-foot landscaped buffer (weeding, pruning, irrigation, mowing, etcetera of the landscaping – including trees.) in the public Right-of-Way and 20-foot landscaped buffer in a healthy and growing manner in perpetuity. A note stating this shall be included on the plat document. If these areas are being maintained by another group or organization, then a maintenance agreement (or adequate documentation) that verifies these areas are being (and will continue to be) maintained shall be submitted to the City for review. (Development Guidelines & Public Works Standards, Transportation 4G.100D).

Response: See note 3 on final short plat map.

66. In addition to all Federal and State requirements roadway requirements, this project shall comply with current City of Lacey

Development Guidelines and Public Works Standards Manual requirements for roadways.

Response: Roadway requirements were constructed in accordance with the approved civil engineering plans.

General Surveying Requirements:

67. Utility easements are required for all mains, water and sewer located on private property. Easements shall include fire hydrants, water meters, sewer improvements and future extensions of mains to adjacent properties. Easements and stub outs shall be provided to serve adjoining properties as determined by the City. Rather than being designated as water or sewer, all easements shall be identified as "utility" easements on the civil drawings and in the easement document. Specific requirements will be determined at the of plan review. All easements shall be prepared by a licensed land surveyor and submitted prior to release of approved civil drawings (DG&PWS Chapter 3.110).

Response: See Declaration notes 3 and 6 on the final plat map.

68. Landscaping within easement areas shall be limited to shrubs and other low growing vegetation without major root systems. Trees are prohibited within easement areas.

Response: Acknowledged.

69. The City of Lacey Coordinate System is a ground scale coordinate system derived from the Washington Coordinate System, NAD 83/91. Units are expressed in feet. Data can be obtained from Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey Coordinate System. (DG&PWS 3.025)

Response: Acknowledged.

70. City of Lacey Vertical Datum has elevations referenced to the National Geodetic Vertical Datum of 1929 (NGVD29). Units are expressed in feet. A benchmark listing can be obtained from Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey Vertical Datum. (DG&PWS 3.025)

Response: Acknowledged.

71. Civil engineering drawings submitted the City of Lacey shall be on National Geodetic Vertical Datum 1929 (NGVD29). Civil drawings

not on this datum will not be accepted and routed for review.

Response: Acknowledged.

72. Right-of-Way shall be dedicated with this project. Right-of-Way shall be dedicated in conformance with the City or Regional Transportation plans or as determined by Public Works. Dedications shall be determined by a professional Land surveyor. Dedication shall be submitted and approved by the City prior to plan approval (DG&PWS, Transportation 4B.060).

Response:

73. Immediately adjacent to the public Right of Way a 10-foot joint utility easement area shall be dedicated to accommodate the installation of private and public utilities (2017 Development Guidelines and Public Works Standards Roadway details).

Response: Right of Way is being dedicated for 54th Avenue on the face of the final plat. See triangle note 2 on sheet 3 of the final plat map.

Other Requirements:

74. All improvements shall satisfy City of Lacey Development Guideline Standards in place at the time complete application is obtained (Complete application is determined by the City of Lacey Community Development Department). (LMC)

Response: Acknowledged.

75. All Public Works improvements must be designed by an engineer licensed in the State of Washington and submitted to the City of Lacey Public Works Department for review and approval. (DGPWS 3.040)

Response: Acknowledged.

76. Prior to submitting civil drawings for review, Land Use Approval must be obtained.

Response: Acknowledged.

77. All structures associated with this site shall be connected to City of Lacey utilities (DG&PWS 6.010 and 7A.010).

Response: Acknowledged.

78. Prior to civil drawing approval, one paper set of drawings along with a PDF copy of the drainage report and civil drawings shall be submitted for all approved final plans. (DG&PWS Chapter 3.040, B)

Response: Civil plans have been approved.

79. Prior to final Public Works Construction approval, "as-built" bonded paper drawings along with the revised civil drawings in AutoCAD and PDF formats shall be submitted for all approved final plans. (DG&PWS Chapter 3.040, J)

Response: As-builts were submitted with the final plat application.

80. Final plat approval will not be issued until all paperwork required for the project is submitted and approved and all improvements shown on the approved civil drawings are installed by the applicant and approved by the City. (DG&PWS 4B.080)

Response: Acknowledged.

81. A 20 percent maintenance bond or financial guarantee of the engineer's estimate or approved bid estimate is required for a period of 24 months upon construction completion and approval of Public Works improvements. The financial guarantee may be released after 18 months if all conditions of approval have been satisfied. The financial guarantee applies to sewer, stormwater and water improvements (LMC 14.20.025).

Response: Acknowledged.

82. Along with the civil review application and the completed, signed and stamped checklist from Chapter 3 of the Development Guidelines, please provide three sets of civil drawings, two drainage reports and one electronic copy of the civil drawings (PDF format). These drawings shall be submitted directly to the City of Lacey Public Works Department. Drawings submitted to other City departments will not satisfy this requirement. (DG&PWS 3.040, B)

Response: Civil plan were approved for the project.

83. To protect the public interest on private property, utility mains located on private property shall be protected from damage. If on-site settling or other phenomenon occurs causing valve boxes,

sewer manholes or other appurtenances to protrude above or settle below the driving surfaces or ground elevations, the owner will be notified and the problem shall be fixed within 30 days of notification. If the problem is not fixed within the 30 day time period, the City will fix the problem and bill the property owner. This language shall be included on the face of any binding site plan or easement documents submitted to the City.

Response: Acknowledged.

84. A Bill of Sale for water and sewer improvements being installed with this project is a requirement for approval. Prior to Final Public Works approval of the project, Bill of Sale documents shall be submitted to and approved by the City.

Response: A draft bill-of-sale was submitted with the final short plat application.

In conclusion, all conditions for preliminary short plat approval have been satisfied.

We will proceed with the applicant executing applicable legal documents when directed by the city to do so.

If you have any questions or needs any additional information, please contact me at 360.943.1599 or email at chrisc@hattonpantier.com

Sincerely,
HATTON GODAT PANTIER



Chris Carlson, AICP
Planning Manager

CSC