



October 3, 2023

Packwood Land Company (sent electronically)

Chris Murphy

1117 Broadway Ste. 500

Tacoma, WA 98402-3508

chris@washingtonwaterfronts.com

RE: Long Plat (Full Subdivision) Application – LP22-00002 – “Sunfisher” – Review of 2nd updated critical area report received September 19, 2023

On September 19, 2023, the 2nd updated critical area report was received for review for consistency with the site visit findings. Ecology Staff (Zach Meyer) and Community Development staff (myself and Preston Pinkston) completed review of the document and have found it consistent with the site visit findings from August 1, 2023.

Zach has recommendations that will be included in the staff report to the hearing examiner. The recommendations area as follows:

- The applicant/property owners permanently flag the wetland buffer onsite to prevent inadvertent clearing during construction.
- The applicant/property owners shall install a split rail fence with buffer signage at the edge of the buffer to prevent future encroachment from whoever buys lot 10.

The Lewis County Fire Marshal stated the revised preliminary plat drawing still has two lots showing road frontage of less than 30 feet. Please correct lots 7 and 22. Lot 10 was corrected in the last revision, but Lot 7 and Lot 22 were not previously corrected.

Please update and email me a PDF document of the revised preliminary plat drawing (from your professional land surveyor) that includes the agreed upon wetland location and wetland buffer, and location of the drainage swale and the 15-foot drainage swale easement located landward from each side of the ordinary high-water mark of the drainage swale (LCC 16.05.330(3)) and the corrected road frontage so that all proposed lots have a minimum of 30-foot road frontage.

Once the PDF document of the revised preliminary plat drawing is received, I will begin the staff report and hearing noticing documents and schedule the public hearing with the Hearing Examiner. The hearing will be remote access only using Zoom meeting software.

Sincerely,

Karen Witherspoon

Karen Witherspoon, AICP
Senior Project Planner

CC: Bracy Thomas Land Surveyors (sent electronically)
Chris Merritt, Olympic Engineering (sent electronically)