



August 5, 2020

Jeffrey S. Wilson, AICP
Director of Community Development
City of DuPont
Department of Community Development
1700 Civic Drive
DuPont, WA 98327

RE: Responses to Planning Department Notice of Incomplete Application
Major Site Plan Amendment Type II Application for
Northwest Logistics Center II – Trailer Lot Expansion
City of DuPont File No. PLNG 2020-012, 013, 014 & SEPA2020-001
Our Job No. 21227

Dear Jeffrey:

We have revised the plans and technical documents for the above-referenced project to address the comments in your letter dated July 30, 2020. Enclosed are the following documents for your review and approval:

1. One (1) electronic copy Non-Wetland and Fish and Wildlife Habitat Assessment (non-corrupt file)
2. One (1) electronic copy updated Title Reports
3. One (1) electronic copy Signed and Notarized Authority to Act as Agent Affidavit
4. One (1) electronic copy Financially Responsible Party Letter
5. One (1) electronic copy Lot Line Elimination
6. One (1) electronic copy Lot Line Elimination Fee in the amount of \$1,500 (copy for reference only. Original to follow via courier)
7. One (1) electronic copy revised SEPA Checklist
8. One (1) electronic copy Traffic Impact Analysis
9. One (1) electronic copy revised Civil Engineering Design Plans
10. One (1) electronic copy Landscape Planting Plans

Four copies of all plans and documents listed above will be sent via courier to your office.

The following outline provides each of your comments in italics, along with a narrative response describing how each comment was addressed:

1. *Provide a non-corrupted electronic file for the Critical Areas Report.*

Response: A non-corrupted version is included in this resubmittal. Please let us know if this is not the case as the file originally uploaded was checked for corruption and none was found on our end.

- 2. Pursuant to the Land Use application submittal checklist, the Title Report shall be less than 30 days old. The submitted Title Reports are dated January 24, 2020 and August 31, 2018 and the land use application was submitted on July 2, 2019. Provide Title Reports less than 30 days old.*

Response: Updated title reports have are included with this package.

- 3. The Authorization to Act as Agent Affidavit is required to be notarized. The Northwest Logistics Industrial Holdings, LLC Authorization to Act as Agent is not notarized. Provide a notarized Authorization to Act as Agent Affidavit for tax parcel 3000390011.*

Response: A notarized Authorization to Act as Agent Affidavit is included in this resubmittal.

- 4. Per the Northwest Logistics Trailer Parking Area Pre-Application Meeting PLNG2020-002 Comment E.2.b, provide a letter indicating the name and address of the financially responsible party.*

Response: A letter of Financially Responsible Party is included in this resubmittal naming Bjorn Brynestad at Panattoni Development Company, Inc.

- 5. Pursuant to the Lot Line Elimination (LLE) application submittal checklist, Lot Line Elimination drawings showing all information required by DMC 24.7 for the LLE application. The submitted LLE application materials did not include the LLE drawings. Therefore, provide the required LLE drawings.*

Response: The Lot Line Elimination drawings are included in this resubmittal.

- 6. Pursuant to the Lot Line Elimination (LLE) application submittal checklist, the application filing fee is required. The application that we received did not include the LLE filing fee. Therefore, provide the require filing fee for the LLE application (\$1,500).*

Response: The check for \$1,500 is included in this resubmittal sent directly to the City of DuPont.

- 7. The amended SEPA checklist does not include updated traffic information. Revise the SEPA checklist to include the updated vehicle trip information.*

Response: The SEPA checklist has been updated to include the information regarding vehicle trips and included in this resubmittal.

- 8. If you are intending to incorporate a mezzanine, which increases the size of the building and floor area by adding an interior floor please clarify and provide this information in a revised SEPA Checklist.*

Response: A mezzanine area is proposed in the building. Additional information regarding the mezzanine has been included within SEPA checklist numbers 7 and 11.

9. *The landscape plans indicate an 8-foot screening wall near DuPont-Steilacoom Road. This 8-foot structure is not provided on the civil plans nor did the application materials include an associated structure elevation drawing. Revise civil plans to include the 8-foot screening wall and provide a structure elevation drawing for the screening wall.*

Response: Additional information on the wall is now included on landscape and civil plans. The proposed wall is an 8-foot CMU block wall for screening.

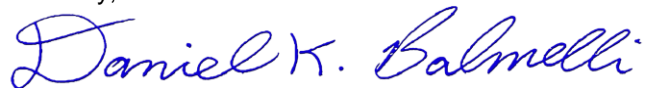
Although not required for a technically complete application, we are providing the following additional comments for you to address with your resubmittal:

1. *The landscape plans appear to show a gap between the new proposed screening wall and the existing berm. How will this gap area provide the required screening?*

Response: The proposed screening wall has been extended to the south where the existing berm ends. Based on site photos, the berm ends approximately even with the landscape island and fire hydrant just north of the truck court.

We believe that the above responses, together with the enclosed documents address all of the comments in your July 30, 2020 comment letter. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,



Daniel K. Balmelli, P.E.
Executive Vice President

DKB

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enc: As Noted

cc: Brian Mattson, Panattoni Development Company
Bjorn Brynstad, Panattoni Development Company
Whitney Dunlap, Barghausen Consulting Engineers, Inc.
Betsy Dyer, Barghausen Consulting Engineers, Inc.