

**CITY OF POULSBO**  
**ENVIRONMENTAL CHECKLIST**

- 1. Name of proposed project, if applicable:**  
Preliminary Plat of Blue Heron - Planned Residential Development (PRD)
- 2. Name of applicant:**  
Ruel Johnson                      **Property purchased by Quadrant Homes represented by Corey Watson.**
- 3. Address and phone number of applicant and contact person:**

Ruel Johnson 2650 Blue Heron Rd. Poulsbo, WA 98370 (360) 779-2573	<b>Corey Watson Quadrant Homes 15900 Southeast Eastgate Way, Suite 300 Bellevue, WA 98008 (425) 455-2900</b>
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Contacts:  
Mark A. Kuhlman  
Team 4 Engineering  
5819 NE Minder Road  
Poulsbo, WA 98370  
(360) 297-5560
- 4. Date checklist prepared:**  
October 9, 2007  
Revised December 12, 2007  
Revised July 28, 2008  
Revised June 6, 2013  
Revised December 19, 2016  
Revised November, 2017  
Revised January, 2018
- 5. Agency requesting checklist:**  
  
City of Poulsbo Planning Department
- 6. Proposed timing or schedule (including phasing, if applicable):**  
Construction of the 85-lot plat is proposed to begin in spring 2018. It is anticipated that the entire plat will be constructed as a whole, but a phasing plan has been shown.

**7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal?**

No.

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:**

- Preliminary Storm Drainage Report by Team 4 Engineering, L.L.C.
- Wetland Report by A.J. Bredberg and Associates, July 11, 2008.
- Traffic Impact Analysis by City of Poulsbo consultant.
- Proposed Natural Resource Buffers for Lemolo Creek Corridor by SWCA Environmental Consultants, Inc, September 6, 2006.
- Geotechnical Engineering Infiltration Report by EnviroSound Consulting Inc., dated February 18, 2008.
- Wetland boundary verification and categorization for the Blue Heron Preliminary Plat by Ecological Land Services, dated May 25, 2016
- Lemolo Creek Assesment for Blue Heron PRD by Ecological Land Services, dated January 24, 2017

Refer to department memoranda for complete list.

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

None known.

**10. List any government approvals or permits that will be needed for your proposal, if known:**

- Preliminary Plat Approval from the City of Poulsbo.
- Grading and Construction Plan approval from City of Poulsbo.
- NPDES Permit (General Construction Activity) from WSDOE.
- Jurisdictional Determination by the Army Corps of Engineers to fill the 270 square feet wetland.
- Final Plat Approval from the City of Poulsbo.
- Building Permits from the City of Poulsbo.

**11. Give brief, complete description of your proposal, including the proposed uses and the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

**(Lead agencies may modify this form to include additional specific information on project description.)**

The project includes the development associated with an 85-lot plat in the City of Poulsbo on an approximately 23.8 acre site. The 23.8-acre site consists of three tax parcels, 242601-4-003-2006, 242601-4-033-2000 and 242601-4-034-2009. The three parcels are zoned Residential Low which allows 4 to 5 dwelling units per acre. Proposed lots will range in size from 5,500 square feet to 10,376 square feet. The proposal includes a 12,084 square feet park for residents. The land currently contains two residences and several additional structures and is used as a horse farm/equestrian center. Public roads will be constructed to access the platted lots from Noll Road NE and NE Heron Pond Lane. NE Heron Pond Lane connects to Noll Road NE. Stormwater facilities will consist of water quality enhancement using a biofiltration facility for water quantity mitigation along with a stormwater detention pond. The homes will be served by sanitary sewer and water provided by the City of Poulsbo.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The address for Tax Parcel 242601-4-003-2006 is listed as NE 2650 Heron Pond Lane. The address for Tax Parcel 242601-4-033-2000 is listed as 18208 Noll Road NE. The address for Tax Parcel 242601-4-034-2009 is listed as 18230 Noll Road NE. The project is located north and east of Noll Road NE approximately ½ mile south of the intersection of Noll Road NE and NE Hostmark Street. The project is situate in the Northwest quarter of the Southeast quarter of Section 24, Township 26 North, Range 01 East, W.M., in Kitsap County, Washington.

## ENVIRONMENTAL ELEMENTS

### To be Completed by Applicant

**13. Earth**

Refer to department memoranda.

- a. General description of the site (Bold): Flat, rolling, hilly, gently sloping, mountainous, other:**

Agree

- b. What is the steepest slope on the site (approximate percent slope)?**

Agree

According to topographic mapping prepared by Team 4 Engineering, the site generally slopes from west to east. The site slopes are approximately 2% to 15% in the developed areas. There is a small area in the northeast corner of the site that slopes approximately 30% to the east down to Lemolo Creek. This area is within the Lemolo Creek 150 foot stream buffer and will remain undeveloped open space.

PMC 16.20.415.C identifies minimum 25 feet buffer from top of steep area.

- c. What general types of soils are found on the site (for example, clay, sand gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

Agree

The soils on site are listed in the "Soil Survey of Kitsap County Area, Washington" prepared by the United States Department of Agriculture, Soil Conservation Service as Kapowsin gravelly loam, 0% to 6% slopes and Poulsbo gravelly sandy loam, 0% to 6% slopes.

- d. Are there surface indicators or history of unstable soils in the immediate vicinity? If so, describe.**

Agree

No.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

Agree

Grading will be required for construction of the roads, utilities, stormwater management facilities and home sites. Estimated grading quantities include a balanced cut and fill on site of 75,000 cubic yards with

about 16,000 cubic yards of strippings to be distributed on non structural fill areas of the site.

- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.** Agree

Yes, some erosion could occur if significant rain falls during the construction phase of the project. A Temporary Erosion and Sedimentation Control Plan will be implemented during construction in accordance with Poulsbo's Stormwater Management Manual and the SWPPP (Surface Water Pollution Prevention Plan) as part of the NPDES Permit from WSDOE.

- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** Agree

Approximately 47% (11.1 acres) of the 85-lot plat will be covered by impervious surfaces.

- h. **Proposed measures to reduce or control erosion, or other impact to the earth, if any:** Agree

A Temporary Erosion and Sedimentation Control Plan (TESCP) will be submitted to the City of Poulsbo. The plan will be in accordance with the City of Poulsbo regulations. The plan will utilize Best Management Practices throughout construction. This will include; vegetation retention, earth covering, filter fabric fences, stabilized construction entrances, sediment traps, stormwater ponds, riprap, hydroseeding, and other BMP's. The project will also have a SWPPP (Surface Water Pollution Prevention Plan) as part of the NPDES Permit from WSDOE.

**14. Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.** **Agree**

During construction, there will be some dust and emissions from construction equipment. Upon project completion, the normal emissions from traffic by residents and guests can be expected.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** **Agree**

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:** **Agree**

Approximately 15.2% of the 85-lot plat will remain in undeveloped native vegetation open space. Watering of the developed portion of the site will be used to control dust during construction. Yards and other exposed areas will be landscaped after construction.

**15. Water**

- a. Surface** **Refer to department memoranda.**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.** **Mitigate**

Yes. Lemolo Creek flows from north to south along the eastern boundary of the project area. Per the City of Poulsbo Critical Area Ordinance Lemolo Creek at this point is classified as Type

3 Water. Per the City's Critical Area Ordinance, required buffers are 150 feet on each side of the stream. Lemolo Creek flows southerly approximately 1 mile to Liberty Bay. There is also a Type 5 Water that bisects the northeast corner of the property and flows to Lemolo Creek. Per the City's Critical Area Ordinance, required buffers are 75 feet on each side of the stream.

Per a Wetland Report prepared by Wiltermood Associates, Inc. there is a Category IV wetland that borders the project on the north. Per the City's Critical Area Ordinance, Category IV wetlands require a buffer width of 50 feet. There is also a small isolated Category IV wetland of approximately 270 square feet on the western portion of the property near the southern boundary. This wetland will be filled. There is also a small isolated Category IV wetland of approximately 749 square feet near the northwest corner of the property. This wetland is located in the buffer for the offsite wetland to the north. Per the City's Critical Area Ordinance, this wetland does not require a buffer.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Agree

The proposed project will be enhancing the stream buffer by voluntary enhancement of the de-graded and cleared areas of the creek buffer by surface scarification, placement of organic soils, and planting of native trees and shrubs. A Jurisdictional Determination will be requested from the Army Corps of Engineers.

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.** Agree

Construction of the project will include filling the approximately 270 square feet on the western portion of the property near the southern boundary. It is estimated that about 20 cubic Yards of fill will be required for this work.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.** Agree

Yes. Stormwater from developed portions of the project will be captured in catch basins and conveyed by storm drains to the stormwater mitigation facilities that include a detention pond for quantity mitigation and a wet pond for water quality enhancement. See storm report prepared by Team 4 Engineering for additional information.

- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.** Agree

The developed area of the 85-lot plat does not lie within the 100-year flood plain.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.** Agree

No. Only treated Stormwater will be discharged to surface waters.

b. **Ground** Refer to department memoranda.

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give**



**general description, purpose, and approximate quantities if known.**

No.

**Agree**  
**Infiltration system may be used for roof top water.**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals, agricultural, etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

**Agree**

None. Sanitary sewerage will be discharged to the City of Poulsbo sanitary sewer system.

**c. Water Runoff (including storm water):**

**Refer to department memoranda.**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

**Agree**

Stormwater runoff from roofs, public roads, driveways, lawns and landscaped areas will be collected in catch basins and conveyed in storm drains to the stormwater detention and wet pond for water quantity and quality mitigation. Stormwater from the detention pond will be discharged at the existing point of discharge to an existing drainage which flows to Lemolo Creek that flows southerly approximately 1 mile to Liberty Bay.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

**Agree**

It is possible that a small amount of auto or household wastes could enter the drainage system.

**d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

The project will provide a spill containment Oil/Water separator and stormwater quantity mitigation in the proposed stormwater detention pond and stormwater quality enhancement using a biofiltration facility.

Mitigate

A Temporary Erosion and Sediment Control Plan is required to be in place prior to construction.

**16. Plants**

**a. Check or bold types of vegetation found on the site:**

Agree

- deciduous tree: **alder, maple**, aspen, other
- evergreen tree: **fir, cedar**, hemlock, pine, other
- shrubs
- grass
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other \_\_\_\_\_
- water plants: water lily, eelgrass, milfoil, other \_\_\_\_\_

**b. What kind and amount of vegetation will be removed or altered?**

Agree

All vegetation in the area required for construction of roads, driveways, building sites and storm facilities will be removed. The disturbed area is approximately 87% (20.8 acres) of the 23.8 acre 85 lot plat.

**c. List threatened or endangered species known to be on or near the site.**

Agree

Puget Sound Stealhead.

No known plants.

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

Agree

Approximately 15.2% (3.62 acres) of the 23.8 acre 85 lot plat will remain in native vegetation.

**17. Animals**

Refer to department memoranda.

- a. **Bold any birds and animals which have been observed on or near the site or are known to be on or near the site:** Agree  
birds: hawk, heron, eagle, **songbirds**, other:  
mammals: **deer**, bear, elk, beaver, other: \_\_\_\_\_  
fish: bass, **salmon**, **trout**, herring, shellfish, other: \_\_\_\_
- b. **List any threatened or endangered species known to be on or near the site.** Mitigate  
Puget Sound Stealhead.
- c. **Is the site part of a migration route? If so, explain.** Agree  
None known.
- d. **Proposed measures to preserve or enhance wildlife, if any:** Agree  
Approximately 15.2% (3.62 acres) of the 23.8 acre, 85-lot plat will remain in native vegetation in required buffers along Lemolo Creek and the Category IV wetland to the north creating a wildlife corridor along the stream and wetland. Creek and wetland buffers will be planted with native and locally occurring species.

**18. Energy and Natural Resources**

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy, manufacturing, etc.** Agree  
Electricity and/or natural gas will be used for heating, lighting and other household use.
- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.** Agree  
No.
- c. **What kinds of energy conservation features are included in the plans of this proposal? List other**

**proposed measures to reduce or control energy impacts, if any:**

**Agree**

Buildings will be constructed to meet the current Washington State Energy Conservation codes.

## **19. Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.**

**Agree**

No.

- 1) Describe special emergency services that might be required.**

**Agree**

No special emergency services beyond that which is normal for a single-family residential development will be required.

- 2) Proposed measures to reduce or control environmental health hazards, if any:**

**Agree**

None.

### **b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

**Agree**

There is some traffic noise in the area.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

**Agree**

Construction noise will exist during normal business hours on a short-term basis during construction. Increased

traffic and people noise on a long-term basis after site development.

**3) Proposed measures to reduce or control noise impacts, if any:**

Construction will be limited to hours as defined and permitted by the City of Poulsbo.

Agree  
PMC 15.32 regulates construction hours.

**20. Land and Shoreline Use**

**a. What is the current use of the site and adjacent properties?**

The site currently contains two single-family residences, a barn, horse arena a various out buildings and pastures. The property to the north (City of Poulsbo) is underdeveloped single family residential. The property to the east and south (Kitsap County) is single family rural residential. The property to the south (City of Poulsbo) is underdeveloped single family residential. The property to the west (City of Poulsbo) is underdeveloped residential and the Plat of Deer Run.

Agree

**Has the site been used for agriculture? If so, describe.**

The site is currently used for raising, boarding and training horses.

Agree

**b. Describe any structures on the site.**

Two single-family residences, a barn and several various outbuildings are currently on the site.

Agree

**c. Will any structures be demolished? If so, what?**

Yes. All of the existing structures will be demolished and removed from the site.

Agree

**d. What is the current zoning classification of the site?**

All three parcels that comprise the site are zoned Residential Low (4 to 5 dwelling units/acre).

Agree

- e. **What is the current comprehensive plan designation of the site?** Agree
- All three parcels that comprise the site are designated Residential Low (4 to 5 dwelling units/acre).
- f. **If applicable, what is the current Shoreline Master Program designation of the site?** Agree  
The site is not located within 200 feet of Liberty Bay
- The developed portion of the site is not within the Shoreline Master Program.
- g. **Has any part of the site been classified an "environmentally sensitive" area? If so, specify.** Agree  
Noted critical areas addressed in department memoranda.
- Per the Non-wetland Fish and Wildlife Habitat Map in the City of Poulsbo Critical Area Ordinance, Lemolo Creek, which is Type 3 water, flows from north to south along the eastern boundary of the project site. Per the Geological Areas Map in the City of Poulsbo Critical Area Ordinance, There is a small pocket of potentially geological hazardous area in the southeast corner of the project.
- Per the Aquifer Critical Area Map in the City of Poulsbo Critical Area Ordinance, the northern portion of the project site lies within an Aquifer Recharge Area of Concern although the Geotechnical Engineering Infiltration Report by EnviroSound Consulting, Inc. states the site is not an Aquifer Recharge Area of Concern.
- Though not shown on City mapping, per a Wetland Report by Wiltermood and Associates, Inc there is a Category IV Wetland that borders the site to the north. Per a Wetland Report by B&A, Inc., there are two small (less than 1,000 sf) wetlands on site.
- h. **Approximately how many people would reside or work in the completed project?** Agree
- Approximately 212 people would live in the completed plat.
- i. **Approximately how many people would the completed project displace?** Agree
- Two families totaling about 6 people will be displaced.

- j. Proposed measures to avoid or reduce displacement impacts, if any?** **Agree**

None.
- k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:** **Agree**

The proposed development will conform to the requirements of the City of Poulsbo Comprehensive Plan, 2007 PRD Zoning Ordinance and Critical Area Ordinance. **2007 Critical Areas Ordinance available on request.**

**2007 Planned Residential Development Ordinance available on request.**

**21. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high-, middle-, or low-income housing.** **Agree**

Eighty-five middle-income single-family detached homes will be built in the 85-lot plat.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle-, or low-income housing.** **Agree**

Two existing middle income single-family residences would be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any:** **Agree**

None proposed.

**22. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?** **Agree**

Thirty-five foot maximum height with wood or wood like siding.

- b. **What views in the immediate vicinity would be altered or obstructed?** Agree

Roadside views into the site will be altered.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:** Agree

Roadside buffer plantings, street trees and other landscaping will be provided.

### 23. Light and Glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** Agree

Light from homes and streetlights would be noticed mainly at night.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?** Agree

No.

- c. **Proposed measures to reduce or control light and glare impacts, if any:** Agree

Street lights would be full cutoff luminaires which shine downward.

### 24. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?** Agree

North Kitsap High School and Junior High School are nearby. Raab Park and Wilderness Park are about a mile distant from the site.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.** Agree

Users of the Equestrian facilities will go to the relocated facilities nearby.



- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**  
Open Space areas totaling approximately 3.62 acres will be provided in park space tracts. Agree  
Proposed park area for residents.  
Public trail connection to Wyatt property proposed.

**25. Historic and Cultural Preservation**

- a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.** Agree  
None known.
- b. **Generally, describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.** Agree  
None known.
- c. **Proposed measures to reduce or control impacts, if any:** Agree  
None.

**26. Transportation**

Refer to department memoranda.

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.** Agree  
The site will be accessed from the west via Noll Road NE. The site will be accessed from the south by Noll Road NE.
- b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?** Agree  
No. Kitsap Transit Route #42 is available approximately ½ mile north of the project site at the intersection of Noll Road NE and NE Hostmark Street.

Kitsap Transit Routes # 90 & #92 are available approximately 1 mile south at the intersection of Noll Road NE and SR 305.

- c. How many parking spaces would the completed project have? How many would the project eliminate?** Agree
- Private parking will be provided in individual driveways and garages and public parking will be provided in the streets. A minimum of two parking spaces of off-street parking per unit will be provided. There are 43 on street parking spaces proposed. No existing parking will be eliminated.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).** Agree
- Yes. The proposal will require the construction of new public streets on the project site and improvements to existing public streets fronting the project.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.** Agree
- No. The Bainbridge Island Ferry Terminal is several miles away.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.** Agree
- The 85-lot plat will generate approximately 895 vehicular trips per day as calculated by Trip Generation by Microtrans. The peak hours of generation will occur between 7-9 AM, 69 vehicle trips, and 4-6 PM, 93 vehicle trips.
- g. Proposed measures to reduce or control transportation impacts, if any:** Mitigate
- The proposal includes payment of City of Poulsbo Traffic Impact Fees, construction of streets within the Plat and improvements to streets fronting the project

to City of Poulsbo standards. Off site improvements may be required as traffic mitigations as may be determined by the Traffic Impact Analysis.

**27. Public Services**

Refer to department memoranda.

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

Agree

A small increase in all of the above will be required.

- b. **Proposed measure to reduce or control public service impacts, if any:**

Mitigate

Proper emergency vehicle access, fire flow and fire hydrants will be provided. Impact fees will be paid for impacts to schools, parks and roads.

**28. Utilities**

- a. **Bold utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

Agree

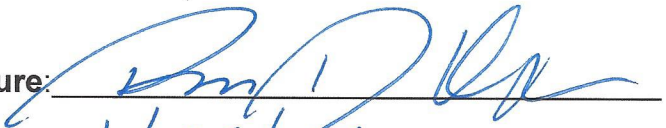
- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.**

Agree

<b>Electricity:</b>	Puget Sound Energy Services
<b>Water:</b>	City of Poulsbo
<b>Sanitary Sewer:</b>	City of Poulsbo
<b>Refuse Service:</b>	City of Poulsbo
<b>Telephone:</b>	Century Link & Comcast
<b>Gas:</b>	Cascade Natural Gas

**SIGNATURE**

*The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decisions.*

Signature:   
Date: 1/25/18

Reviewed by  
Edie Berghoff.  
Associate Planner  
Signature:  
Date: