EXHIBIT #2:

September 3, 2026, email from Skagit County Engineer + 10/26/26 Memo

From:	Tom Weller
To:	John B Semrau
Cc:	Michael See; Devin Willard; Joe Amaro; Stephen R. Fallquist
Subject:	RE: Grip Road 30% Design
Date:	Thursday, September 3, 2026 2:19:49 PM
Attachments:	image002.png image003.jpg 5166-Op3-Plans(2).pdf 5166RD4-C3.pdf
Importance:	High

John,

Thank you for the call yesterday and as we discussed, below is my response to your Applicant's question and in relation to the attached drawings.

> The design alignment dated May 4, 2026, Sheets C1 through C7, 5166-Op3-Plans(2).pdf and the drainage design revision dated July 17, 2026, 5166RD4-C3.pdf provide a preliminary design that meets or exceeds the 30% Project Development Quality Review Considerations for upgrading the subject Grip Road curves to the current County Standards.
>
> 30% Project Development Quality Review Considerations
> Purpose of the 30% quality review is to get endorsement of the design decisions, geometrics, stormwater and TESC strategy, utility conflicts identification and resolution strategy, staging and work zone traffic control strategy, illumination and signal foundation conflicts and to identify and evaluate potential constructability conflicts to be considered as design is advanced.
>
> As County Engineer, I conceptually endorse the Applicant's proposal as based on the information presented herein only as it relates to the alignment geometry, preliminary wall design, and general stormwater management approach with the following stipulations concerning additional anticipated work as shall be performed by the Applicant:
>
> A. The Applicant and its Engineer shall fully cooperate and work in good faith with the County Engineer and his/her designees in applying good engineering principles in the preparation of completed all bid documents necessary for construction (as determined by the County Engineer).
> B. All subsequent resulting construction and installation work to be performed by Applicant, at the Applicant's expense shall conform to most recently adopted, "Standard Specifications for Road, Bridge, and Municipal Construction," as well as "Standard Plans," as published by the Washington State Department of Transportation.
> C. Dedication of right-of-way as indicated by these plans shall be provided by

the Applicant (at no expense to the County) and shall be recorded prior to acceptance by the County of such roadway improvements as shall be constructed by the Applicant (also at no expense to the County).

I welcome any comments you may have.

Best regards,



Normal office hours: Monday – Fridays 8:00 am to 5:30 pm with alternate Fridays "off"

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From: John B Semrau <john@semrau.com>
Sent: Tuesday, September 1, 2026 5:54 PM
To: Tom Weller <tweller@skagitcountywa.gov>
Cc: Devin Willard <dwillard@skagitcountywa.gov>
Subject: Grip Road 30% Design

Tom,
As we discussed, the attorneys are looking to have some sort of approval for what we have provided for the preliminary grip road curve design. Following is some narrative I provided outlining the Preliminary Design and the 30% design criteria was provided by the Attorneys. I will also re-attach the two pdf's I have referenced.

The design alignment dated May 4, 2026, Sheets C1 through C7, 5166-Op3-Plans(2).pdf and the drainage design revision dated July 17, 2026, 5166RD4-C3.pdf provide a preliminary design that meets or exceeds the 30% Project Development Quality Review Considerations for upgrading the subject Grip road curves to the current County Standards.

30% Project Development Quality Review Considerations

Purpose of the 30% quality review is to get endorsement of the design decisions, geometrics, stormwater and TESC strategy, utility conflicts identification and resolution strategy, staging and work zone traffic control strategy, illumination and signal foundation conflicts and to identify and evaluate potential constructability conflicts to be considered as design is advanced.

Thanks,

John B Semrau, PE & PLS



360-424-9566--office
360-424-6222--fax

SKAGIT COUNTY
PUBLIC WORKS DEPARTMENT

1800 Continental Place, Mount Vernon, WA 98273-5625
Phone: (360) 416-1400

MEMORANDUM

TO: **Kevin Cricchio**, Planning and Development Services

FROM: Joey Amaro, Development Review

RE: PL16-0097

DATE: October 26, 2026

PROJECT: Grip Road Pavement Widening

Skagit County Public Works has reviewed the above-mentioned SEPA application and offers the following comments:

1. Right-of-Way permits must be obtained for all work within the County Right-of-Way. All utilities to be located and installed within the County Road Right-of-Way shall be in accordance with the current adopted version of the Skagit County Accommodation of Utilities on County Roads Right-of-Way policy.

2. Transportation and frontage improvements, SEPA mitigation measures, traffic impacts, fees, or the proportionate cost share of improvements based on peak-hour trips necessary to mitigate impacts from the gravel mine must be in place or paid prior to the commencement of mining activities.

If you have any questions, please feel free to contact Joey Amaro at (360) 416-1435 or e-mail jamaro@co.skagit.wa.us.

Kevin Cricchio

From: Leah Forbes
Sent: Wednesday, October 28, 2026 2:53 PM
To: Kevin Cricchio; Robby Eckroth
Subject: condition

Proof of purchase of wetland mitigation bank credits must be provided prior to start of improvements to Grip Road.

Leah Forbes, AICP (she/her)
Senior Planner
Skagit County Planning & Development Services
Direct Line 360.416.1337
Main Number 360.416.1320

Please note that my email address has changed to leahf@skagitcountywa.gov. Please use this email moving forward.