



NOTICE OF APPLICATION
CITY OF LAKEWOOD
PLANNING AND PUBLIC WORKS DEPARTMENT
October 25, 2024

Project applications have been filed with the City of Lakewood Planning and Public Works Department. The following is a description of the applications and the process for review. The applications and listed studies may be reviewed by contacting the Lead Planner assigned to the project or by visiting the online permit portal and searching for the associated application number.

APPLICATION NUMBER AND NAME: Dower-Dell Shoreline Conditional Use Permit (APP # 5952 / 13024), Shoreline Variance (APP # 5952 / 13026), and SEPA (APP # 5952 / 12883).

APPLICANT: Matthew Sweeney, matt@rcftacoma.com

All comments and questions may be sent to the City of Lakewood contact listed below.

PROJECT DESCRIPTION: The applicant is proposing a remodel and expansion of an existing single-family residence located approximately 90 feet from Chambers Creek; a shoreline of statewide significance and designated "conservancy" by the City of Lakewood. The proposed expansion will be situated generally parallel to the Creek. No development will occur within 50 feet of the OHWM of Chambers Creek. The proposed building plans are on file with the City, permit # BP 13 01421.

PROJECT LOCATION: 6918 75th Street SW, Lakewood, WA,
APN # 0220274055

ZONING: Residential 2 (R2)

PERMIT APPLICATION DATE: July 23, 2024

DATE APPLICATION DEEMED COMPLETE: July 23, 2024

PERMITS/REVIEW REQUESTED: Shoreline Conditional Use Permit, Shoreline Variance, and SEPA Environmental Review

OTHER PERMITS/PLANS WHICH MAY BE REQUIRED: Site Development Permit and Building Permit

ENVIRONMENTAL REVIEW: The Responsible Official has determined that the proposal will not have a probable significant adverse impact on the environment, and an Environmental Impact Statement is not required under RCW 43.21c.030(2). This decision is made after review of a completed environmental checklist, other information on file with the City, and existing regulations. This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340 (2) and the City of Lakewood's SEPA rules (Lakewood Municipal Code Title 14). Comments must be submitted to the Staff Contact listed above by 5:00 pm on November 25, 2024. The lead agency will not act on the proposal until the end of the comment period, which is 30 days from the date of issue below. The responsible official may reconsider the DNS based on timely comments and may retain or modify the DNS or, if the responsible official determines that significant adverse impacts are likely, withdraw the DNS or supporting documents. If the DNS is retained, it will be final after the expiration of the comment deadline.

PUBLIC COMMENT PERIOD FOR SHORELINE PERMITS: October 25, 2024 - November 25, 2024. All persons may provide written comments about the proposal to the City of Lakewood Planning and Public Works Department at 6000 Main Street SW, Lakewood, WA. 98499 or via the staff contact information listed below. Please include the permit number in your comments. Comments must be received by 5:00 PM on **November 25, 2024**. Any person wishing to become a party of record or desire a copy of the determination should include the request with their comments. A party of record may appeal the project determination to the City of Lakewood Hearing Examiner by filing a complete appeal application in accordance with Lakewood Municipal Code (LMC) 1.36.

CONTACT INFORMATION:

**City of Lakewood Planning and
Public Works Department:**

MillieAnne VanDevender, Planning Consultant;
mvandevender@ahbl.com; 509.380.5883
6000 Main Street SW, Lakewood, WA 98499



DETERMINATION OF NONSIGNIFICANCE

CITY OF LAKEWOOD
PLANNING AND PUBLIC WORKS DEPARTMENT

October 25, 2024

PROJECT NAME: Dower-Dell Shoreline Conditional Use Permit (APP # 5952 / 13024), Shoreline Variance (APP # 5952 / 13026), and SEPA (APP # 5952 / 12883)

PROJECT LOCATION: 6918 75th Street SW, Lakewood, WA

PARCEL NUMBER: 0220274055

ACTION: Issuance of a Determination of Nonsignificance (DNS)

APPLICANT: Matthew Sweeney

PROJECT DESCRIPTION: The applicant is proposing a remodel and expansion of an existing single-family residence located approximately 90 feet from Chambers Creek; a shoreline of statewide significance and designated "conservancy" by the City of Lakewood. The proposed expansion will be situated generally parallel to the Creek. No development will occur within 50 feet of the OHWM of Chambers Creek. The proposed building plans are on file with the City, Permit # BP 13 01421.

CONTACT INFORMATION:

City of Lakewood Planning and Public Works Department:

MillieAnne VanDevender, Consulting Planner;
mvandevender@ahbl.com; 509.380.5883
6000 Main Street SW, Lakewood, WA 98499

FINDINGS OF FACT:

The Responsible Official of the City of Lakewood hereby makes the following findings and conclusions based upon a review of the environmental checklist and attachments, other information on file with the City of Lakewood, and the policies, plans and regulations designated by the City as a basis for the exercise of substantive authority under the Washington State Environmental Policy Act pursuant to RCW 43.21C.060.

1. The applicant is proposing a remodel and expansion of an existing single-family residence located approximately 90 feet from Chambers Creek, a shoreline of statewide significance. Per LMC 14.02.070(E), the construction or location of a residential structure is categorically exempt from SEPA environmental review and per WAC 197-11-800(2)(f), additions or modifications to any such structure would also be exempt provided such addition or modification will not change the character of the building in a way that would remove it from an exempt class. However, per LMC 14.02.090(A)(3), when a project is located in or partially within sensitive areas, the categorical exemption in WAC 197-11-800(2)(f) does not apply. According to LMC 14.154.020(B), waters of the state are included in the City's sensitive areas category and therefore, an environmental review is required for the proposal in accordance with SEPA, RCW 43.21C, Washington Administrative Code (WAC) 197-11, and Lakewood Municipal Code (LMC) 14.02 Environmental Rules and Procedures.
2. The existing residence was constructed before the enactment of the Shoreline Management Act. Now, the City's Shoreline Master Program (SMP) designates the

project site as Conservancy Environment, and the existing structure is within the 150-foot-wide protective buffer from the OHWM of Chambers Creek. No development will occur within 50 feet of the Ordinary Highwater Mark (OHWM) of Chambers Creek and the additions to the existing structure will occur farther landward. Therefore, the proposed renovation and additions minimize impacts to the designated shoreline areas by limiting additions to the immediate area of the existing residence.

3. The proposed additions to the existing single-family structure are located on the western portion of the overall 1.03-acre project site. The western portion of the site slopes gently to the west and the eastern portion of the site is more steeply sloped toward the east and Chambers Creek; however, no development is proposed in the steeper part of the site. The proposed additions to the existing structure will be built upon foundations that were constructed as part of a previous building permit in 2013, BP 13 01421. The applicant proposes to direct roof and foundation drainage away from the steeply sloped areas of the site and in order to minimize potential for erosion and landslides.
4. With regard to potential impacts to Chambers Creek, all work will occur immediately adjacent to and abutting the residence, which is located 90 feet from the creek. The applicant is not proposing to increase the amount of impervious surfaces, clear any onsite vegetation, or conduct additional excavation on the site. The addition will not intrude further into the creek setback area, and standard construction erosion control measures will be implemented as needed to ensure no runoff or erosion along the creek will occur. The proposed development will not have an impact on the utilization of the Chambers Creek Corridor by a variety of fish and wildlife species.
5. No increase in traffic is anticipated, as the home is existing, and no new dwelling units will be added.
6. The proposed project will require the following permits from the City of Lakewood; Site Development Permit, Shoreline Conditional Use Permit, Shoreline Variance, building permits, and Tree Removal Permit.

CONCLUSIONS OF RESPONSIBLE OFFICIAL:

The Responsible Official has determined that the proposal will not have a probable significant adverse impact on the environment, and an Environmental Impact Statement is not required under RCW 43.21c.030(2). This decision is made after review of a completed environmental checklist, other information on file with the City, and existing regulations.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340 (2) and the City of Lakewood's SEPA rules (Lakewood Municipal Code Title 14). Comments must be submitted to the Staff Contact listed above by 5:00 pm on November 25, 2024. The lead agency will not act on the proposal until the end of the comment period, which is 30 days from the date of issue below. The responsible official may reconsider the DNS based on timely comments and may retain or modify the DNS or, if the responsible official determines that significant adverse impacts are likely, withdraw the DNS or supporting documents. If the DNS is retained, it will be final after the expiration of the comment deadline.

EXHIBITS

1. Notice of Application issued on October 25, 2024
2. Geotechnical Engineering Report dated September 29, 2016
3. Environmentally Critical Areas Assessment dated February 22, 2024
4. SEPA Checklist dated April 23, 2024, prepared by Matthew L. Sweeney
5. Site Plan Drawings dated October 2, 2023 prepared by Weddermann Architecture

Agency: City of Lakewood
Planning and Public Works Department
6000 Main Street SW
Lakewood, WA 98499-5013

Date of Issue: October 25, 2024

Tiffany Speir
Planning Manager
City of Lakewood Planning and Public Works

NOTE: The issuance of this Determination of Non-Significance does not constitute project approval. The applicant must comply with all other applicable requirements of City of Lakewood and/or the Hearing Examiner prior to beginning construction.

RECEIVED
07/17/2024
City of Lakewood
5952/12883



ENVIRONMENTAL CHECKLIST APPLICATION FORM

Please fill in every field. If a field is not applicable mark N/A

PIERCE COUNTY PARCEL NUMBER (S): 0220274055 ACRES: 1.1 acres/44,936 sf

ADDRESS/LOCATION: 6918 75TH ST SW, Lakewood WA

PROJECT DESCRIPTION: The Owner is proposing a remodel and expansion of an existing single-family residence located approximately 90 feet from Chambers Creek; a shoreline of statewide significance and designated conservancy by the City of Lakewood.

APPLICANT: (mandatory)

Name: Matthew L. Sweeney Daytime Phone: (253) 241-6289

Mailing Address: PO Box 7935 Tacoma, WA 98417

Email Address: matt@rcftacoma.com Professional License No: WSBA 18262

Signature: [Signature] Contact Person: Matt

AGENT/ CONSULTANT/ ATTORNEY: (mandatory if primary contact is different from applicant)

Name: _____ Daytime Phone: _____

Mailing Address: _____

Email Address: _____ License No: _____

PROPERTY OWNER 1: (mandatory if different from applicant)

Name: Dower Dell Creek LLC Daytime Phone: 916 813 2386

Mailing Address: 6918 75th St. SW Lakewood, WA 98498-6334

Email Address: nnjr@dowerdell.org Signature: [Signature]

PROPERTY OWNER 2: (if more than two property owners attach additional info/signature sheets)

Name: _____ Daytime Phone: _____

Mailing Address: _____

Email Address: _____ Signature: _____

The above signed property owners, certify that the above information is true and correct to the best of our knowledge and under penalty of perjury, each state that we constitute all of the legal owners of the property described above and designate the above parties to act as our agent with respect to this application:

OFFICE USE ONLY:

APPLICATION #: _____ ZONE: _____

DATE APPLICATION RECEIVED: _____ RECEIVED BY: _____

DATE APPLICATION COMPLETE: _____ COMPLETENESS REVIEW BY: _____

A. Background

1. Name of proposed project, if applicable: DowerDell Remodel
2. Name of applicant: Matthew L. Sweeney
3. Address and phone number of applicant and contact person:
PO Box 7935, Tacoma, WA 98417 (253) 241-6289
4. Date checklist prepared: April 23, 2024
5. Agency requesting checklist: City of Lakewood
6. Proposed timing or schedule (including phasing, if applicable):
Permitting completed by 12-1-24. Construction completed by 12-1-25
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No

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

Environmental Assesment by Habitat Technologies. Geotechnical Repport by South

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.

Yes, City Building Permit, BP 13 01421. Shoreline Cunditional Use permit.
Shoreline Variance.

10. List any government approvals or permits that will be needed for your proposal, if known.
City Building Permit, BP 13 01421. Shoreline Cunditional Use permit. Shoreline
Variance.

11. Give brief, complete description of your proposal, including the proposed uses and the size of 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 Owner is proposing a remodel and expansion of a long existing single-family residence located approximately 90 feet from Chambers Creek; a shoreline of statewide significance and designated conservancy by the City of Lakewood. Zoning is R-2.

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.

6918 75TH ST SW.



B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: heavily wooded with topography sloping downward to cre

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?
Over 30%

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
Glacial outwash per geotechnical report.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
some excavation has been previoudy done for the foundation expansion and constructi

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
7%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
standard erosion control techniques (siltation fencing, straw mulching etc.) if needed.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None

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

No

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

None

3. Water

- a. Surface Water:

- 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.

Yes, Chambers Creek, 90 feet from existing house.

- 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.

Yes. Building plans are on file with City of Lakewood per Permit No. BP 13 01421.

- 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.

none

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

no

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

no

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.

no

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

no

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.

none

c. Water runoff (including stormwater):

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.

Roof runoff from existing and expanded house. .

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

no

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

no

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

roof and foundation drainage directed away from slope and infiltrated in swales/galler

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

No additional vegetation removal or site clearing is proposed. the existing foundation

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

Chinook Salmon, Puget Sound Steelhead, coho salmon, Bald Eagle

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

None, site is extensively vegetated and previous addition of native vegetation was done

e. List all noxious weeds and invasive species known to be on or near the site.

none known

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

Chinook Salmon, Puget Sound Steelhead, coho salmon, Bald Eagle

c. Is the site part of a migration route? If so, explain.

no

d. Proposed measures to preserve or enhance wildlife, if any:

none

e. List any invasive animal species known to be on or near the site.

none

6. 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 needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

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:

Compliance with State Energy Code.

7. 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.

no

1) Describe any known or possible contamination at the site from present or past uses.

none

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

none

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

none

- 4) Describe special emergency services that might be required.

none

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

none

b. Noise

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

none

- 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.

some construction noise during the remodel construction.

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

none

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Residential. No impacts to nearby uses anticipated.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

no

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

no

c. Describe any structures on the site.

Single Family house

d. Will any structures be demolished? If so, what?

no

e. What is the current zoning classification of the site?

R-2

f. What is the current comprehensive plan designation of the site?

residential

g. If applicable, what is the current shoreline master program designation of the site?

Conservancy

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

yes, steep slopes, Chambers Creek shoreline.

i. Approximately how many people would reside or work in the completed project?

2

j. Approximately how many people would the completed project displace?

0

k. Proposed measures to avoid or reduce displacement impacts, if any:

none

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

none

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

none

9. Housing

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

1 middle

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

none

c. Proposed measures to reduce or control housing impacts, if any:

none

10. Aesthetics

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

35 feet. lapboard

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

none

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

none

11. Light and Glare

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

residential lighting

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

no

c. What existing off-site sources of light or glare may affect your proposal?

none

d. Proposed measures to reduce or control light and glare impacts, if any:

none

12. Recreation

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

Svchool playgrounds, State Game Farm

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

no0

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

no

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

no

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

no

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

none

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

none

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

75th Street SW.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

no

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

none

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

no

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

no

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

trips consistent with the existing SF house.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

no

- h. Proposed measures to reduce or control transportation impacts, if any:

none

15. Public Services

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

no

b. Proposed measures to reduce or control direct impacts on public services, if any.

none

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

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.

Electricity

C. 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 decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: 4/28/24