



CITY OF PUYALLUP

Development and Permitting Services

333 S Meridian, Puyallup, WA 98371

(253) 864-4165 Fax (253) 840-6678

Critical Areas Report Checklist—Wetlands

This checklist reflects the minimum elements needed for a complete Critical Areas report as described in Puyallup Municipal Code 21.06.530 and 21.06.950. It is intended to be used as a preliminary review for basic completeness prior to technical review, which may address concerns or requirements beyond the basic elements included here. Use of this checklist will ensure efficient and consistent review of development proposals in the City of Puyallup. If a report element is included, note the page, section, or figure number in Column 2.

Report Details

Name of Report _____

Date of Report _____

Author of Report _____

Application Number _____

Included?	Location in Report ¹	Report Element
Yes No		A description of the methods used to delineate wetlands
Yes No		A description of vegetation, soil, hydrologic, and topographic characteristics of all wetlands and buffers on-site. This includes the dominant species; soil type, color and texture; sources of hydrology (surface inflow, hyporheic flows, precipitation, etc.)
Yes No		A written qualitative assessment of the known or suspected wetlands and buffers within 300 feet of the site/project area and an estimate of the existing acreage for each wetland
Yes No		A detailed description of the delineated wetlands and buffers on or adjacent to the site, including the size, type/classification, condition, disturbance history, and functions and values (functions and values can be referenced via wetland rating)
Yes No		A detailed assessment of the potential impacts to critical areas and buffers resulting from site development (this may also be in a separate mitigation plan)
Yes No		An analysis of site development alternatives and measures taken to avoid and minimize critical area impacts (this may also be in a separate mitigation plan)
Yes No		A detailed description of the effects of the proposed development on wetland and buffer area and function, including a quantification of the area of wetland disturbance (this may also be in a separate mitigation plan)
Yes No		A description of the proposed storm water management plan for the development and consideration of impacts to drainage alterations (this may also be in a separate mitigation plan)

¹ Location in report can be page number, figure number, or report section.



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Included?	Location in Report ¹	Report Element
Yes No		Wetland category and assessment of wetland functions under pre- and post-development conditions (post-development conditions may also be described in a separate mitigation plan)
Yes No		The dates, names, and qualifications of the person(s) preparing the report and documentation of any fieldwork performed on the site and analysis of consultants compliance with the city's Qualified Professional requirements (PMC 21.06.210 (108))
Yes No		Site vicinity map
Yes No		Figure showing study area (including within 300 feet of the site/project area)
Yes No		Figure showing location of test plots/data points
Yes No		Figure showing critical areas on-site and within 300 feet and the associated buffers
Yes No		A site plan for the development proposal showing the proposed development footprint and clearing limits (this may also be in a separate mitigation plan)
Yes No		Completed Western Mountains, Valleys, and Coast Region Wetland Determination Forms for all test plots/data points shown in figure
Yes No		Completed wetland rating forms, including associated maps and figures listed on page 2 of the rating form

Comments:

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands

(see attached sheets from the JCA report dated 1/4/2022 for the "Sekyra - Senior Housing Complex Wetland Report Update", Appendix 3, Wetland Rating Form)

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	
Hydroperiods	D 1.4, H 1.2	
Location of outlet (<i>can be added to map of hydroperiods</i>)	D 1.1, D 4.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	D 2.2, D 5.2	
Map of the contributing basin	D 4.3, D 5.3	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream (<i>can be added to another figure</i>)	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of dense trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of dense, rigid trees, shrubs, and herbaceous plants (<i>can be added to figure above</i>)	S 4.1	
Boundary of 150 ft buffer (<i>can be added to another figure</i>)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number "A"

Maps and figures required to answer questions correctly for Western Washington

Depressional Wetlands (These sheets are in the JCA report dated 1/4/2022 for the "Sekyra - Senior Housing Complex Wetland Report Update", Appendix 3, Wetland Rating Form)

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	Fig. 2a&2b, WRF Map in Apdx. 3
Hydroperiods	D 1.4, H 1.2	Fig. 3, WRF Map in Apdx. 3
Location of outlet <i>(can be added to map of hydroperiods)</i>	D 1.1, D 4.1	Fig. 3, W6, Photos in Apdx. 4 (#13&14)
Boundary of area within 150 ft of the wetland <i>(can be added to another figure)</i>	D 2.2, D 5.2	Fig. 2a&2b
Map of the contributing basin	D 4.3, D 5.3	Fig. 3
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	Fig. 1
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	W4 in Apdx. 3
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	(none)

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland <i>(can be added to another figure)</i>	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream <i>(can be added to another figure)</i>	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland <i>(can be added to another figure)</i>	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of dense trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of dense, rigid trees, shrubs, and herbaceous plants <i>(can be added to figure above)</i>	S 4.1	
Boundary of 150 ft buffer <i>(can be added to another figure)</i>	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

APPENDIX 3

WETLAND RATING FORM

by John Comis Associates (JCA)
Site Visits: 2008, 2011, 2013 & 2021 (see report for details)
Rating Form Updated 2021

Source: “*Washington State Wetlands Rating System, Western Washington, Updated 2014.*” Washington Department of Ecology (WDOE) Publication #04-06-029 [original published: Aug 2004; revised v.2 2006; updated Oct 2014, effective Jan 2015]. <https://fortress.wa.gov/ecy/publications/documents/1406029.pdf>

INTRODUCTION:

This categorization (or rating) of the wetland area that is associated with the project site is done for regulatory purposes based on the 4-tiered system as required and specified by the *Pierce County Code* (PCC). This rating is applicable to buffer standards and setback requirements. The current WDOE *Wetland Rating Form* is used and completed by JCA to support this rating, which may be approved by the City in accordance with the PCC requirements.

This appendix includes a copy of maps used by JCA for this analysis, which are noted and highlighted to show various features. These maps are:

- W1**, 1 Km Radius around Wetland Unit “A” with Roads, Wetlands & Hydro Features [See Figure 1]
- W2**, 150’ & 330’ Radius around Wetland Unit “A” with Cowardin Vegetation Classes [See Figure 2a & 2b]
- W3**, Hydroperiods & Contributing Basin Map around Wetland Unit “A” [See Figure 3]
- W4**, WDOE 303(d) Map for Study Area
- W5**, USDA-NRCS Soils Survey Map of Study Area
- W6**, USF&W National Wetland Inventory (NWI) Map of Study Area
- W7**, FEMA Flood Insurance Rate Map of Study Area [See Figure 4]
- W8**, SalmonScape Fish Species Data for Deer Creek

Certain data requirements are called out in various parts of the rating form and described in detail in the 2014 WDOE rating manual. The list of figures on page 2 of the rating form indicate what maps are required and which maps are used for that information. See the List of Figures on Page 2 of the rating form completed by JCA for more details.