



City of Puyallup

**Planning Division**

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www.cityofpuyallup.org

June 13, 2023

CASCADE SHAW DEVELOPMENT

PO BOX 1442

GRAHAM, WA 98338-1442

<b>DEVELOPMENT REVIEW TEAM (DRT) LETTER</b>	
DRT #	2
PERMIT #	P-21-0142
PROJECT NAME	CASCADE SHAW SHORT PLAT
PERMIT TYPE	Short Plat
PROJECT DESCRIPTION	Two (2) lot short plat with lands covered by water.
SITE ADDRESS	808 SHAW RD, PUYALLUP, WA 98372;
PARCEL #	0420351003;
ASSOCIATED LAND USE PERMIT(S)	P-20-0086 L-20-0003 PL20220044
APPLICATION DATE	November 12, 2021
APPLICATION COMPLETE DATE	December 14, 2021
<b>PROJECT STATUS</b>	<del><b>Active Development Review Team (DRT) review case – resubmittal required.</b></del> Please address review comments below and resubmit revised permit materials and by responding in writing to the remaining items that need to be addressed.
<b>APPROVAL EXPIRATION</b>	<b>N/A – Active permit application, not approved</b>
<b>CONDITIONS</b>	<p><b>Active permit application, not approved;</b></p> <p>Pursuant to PMC 20.11.022 regarding inactive applications, any and all pending land use applications or plat applications shall be deemed null and void unless a timely re-submittal is made to the City within 1 year of issuance of this Development Review Team (DRT) comment letter.</p> <p>DRT review letters typically identify requested corrections, studies or other additional required pieces of information necessary to demonstrate conformance with the City’s adopted development standards and codes.</p> <p>Subsequent applicant re-submittals shall make a good faith effort to</p>

respond to each request from this letter in order for the application to remain active. The failure to provide timely responses or lack of providing the requested material(s) within the 1-year window following DRT comment letter issuance shall be grounds for expiration, thus deeming the pending application null and void with or without a full or partial refund of application fees.

The City has completed the review of the above-mentioned permit submittal. All of your review comments, conditions, and redlined plans can be found on the [City's permit portal](#). Redlined plans can be found on the City's Permit Portal in the "Reviews" section under "Documents Returned for Corrections". Below please find the permit submittal review comments from your review team and re-submittal instructions. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

### Re-submittal Instructions

To resubmit, you must respond to all comments in a written response letter and submit a letter of transmittal. Letter of transmittal and response letter must be submitted to the 'resubmittal form' item listed in the submittal items list. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: If you do not resubmit as instructed your re-submittal will be rejected. If you have any questions about how to resubmit, please contact the permit center.

- 1 Log in to your permits portal and navigate to the status page for this permit under the "My Items" tab by selecting the "Upload Submittals" button under the permit number.
- 2 For each submittal item listed re-submit a new version of the submittal item by clicking the "New Version" button next to the file name of the original file submitted. DO NOT click the 'browse' button unless the document you are submitting for that submittal item is not a new version of the originally submitted document.
- 3 Click 'Upload Documents' at bottom of the page.

### How to use this letter

This review letter includes two sections: **“Corrections”** and **“Conditions”**.

The **“Corrections”** section includes all items that the applicant must address to comply with the Puyallup Municipal Code (PMC) and city standards. Items listed in under **Action Items** require a resubmittal under this permit for further review by the Development Review Team (DRT); your application is not approved. Please make those updates to the proposed plans and resubmit for review. Please include a response letter outlining how you have revised your proposal to meet these items for ease of plan check by DRT members.

The **“Conditions”** are items that will govern the final permit submittal(s) for the project. Please be aware that these conditions will become conditions of the final permits and/or recommendations to the Hearing Examiner, if applicable.

If you have questions regarding the action items or conditions outlined in this letter, please contact the appropriate staff member directly using the phone number and/or email provided.

## Corrections

**Engineering Review** - Mark Higginson; (253) 841-5559; MHigginson@PuyallupWA.gov

- Short Plat  
[Plans; Sheet 1 of 5]
- add the word "lots"  
[Plans; Sheet 1 of 5]
- Typo...should read "are".  
[Plans; Sheet 2 of 5]
- Delete...repeat of Note 1. Plans; Sheet 2 of 5]
- Typo...should read "202107061306".  
[Plans; Sheet 2 of 5]
- Add note:  
This property is subject to a Sewer Lift Station Latecomer Agreement. Reference AFN 202108050859. In accordance with Section 4 of the Agreement, neither Lot 1 or Lot 2 are required to pay a latecomer fee associated with the constructed sewer lift station.  
[Plans; Sheet 2 of 5]
- Verify-should read "Lot 2".  
[Plans; Sheet 2 of 5]
- Verify-Missing Leader?  
[Plans; Sheet 3 of 5]
- Verify-201705300235  
[Plans; Sheet 3 of 5]
- Verify-bearing noted on ROS AFN 202003025002 indicates S01d06m37sW.  
[Plans; Sheet 3 of 5]
- 816 Shaw Road  
[Plans; Sheet 5 of 5]
- 808 Shaw Road  
[Plans; Sheet 5 of 5]
- Delete "after flood"  
[Plans; Sheet 5 of 5]
- Verify-201705300235  
[Plans; Sheet 5 of 5]
- Leader should intersect property corner. Also, it is difficult to see the dimensional leaders due to being placed on top of the easement hatching.  
[Plans; Sheet 5 of 5]
- See comment Sht. 3 of 5.  
[Plans; Sheet 5 of 5]
- The floodplain delineation noted on the LOMR dated April 4, 2019 is approximate and the actual limits of the floodplain shall be verified and delineated on the Short Plat using the FEMA determined flood profile, BFEs, and the existing topography of the project site. Revise accordingly.  
[Plans; Sheet 5 of 5]

- Provide exhibits delineating: 1) the Preliminary Basin; 2) the Mitigated Basin areas; and 3) any undisturbed area with the acreage indicated.  
[Storm Report; Page 5 of 272]
- Add commentary that the site was temporarily filled for preload under Permit E19-0156.  
[Storm Report; Page 5 of 272]
- The City has adopted the 2019 Ecology Manual (although this project can be considered vested to the 2014 Ecology Manual). NOTE: If the applicant elects to use the 2014 manual, MR8 will require matching the hydroperiod of the two Category IV wetlands onsite. However, the 2019 manual would not require this hydroperiod analysis although Section 1-C.2 and 1-C.3 would still apply.  
[Storm Report; Page 6 of 272]
- To be reviewed at time of civil application. Please see comment on preliminary grading plan, Sht C-5, Page 25 of 272.
- The provided report in Appendix E is the biologist's "wetland assessment" and is not a compliant wetland-protection analysis meeting the requirements of MR8. It should be noted that this project is vested to the 2014 Ecology Manual, but the 2014 manual specifies Category IV wetlands must meet the hydroperiod protection requirements. However, the current city adopted 2019 Ecology Manual would not require the existing wetlands to be evaluated for hydroperiod protection due to the low habitat score and the fact the wetlands do not currently support endangered, threatened, or sensitive species or amphibians. NOTE: If the applicant elects to use the 2014 manual, then an MR8 hydroperiod analysis will be required prior to landuse approval to ensure the proposed project does not negatively affect the existing wetlands.  
[Storm Report; Page 12 of 272]
- To be reviewed at time of civil application. Please see comment on preliminary grading plan, Sht C-5, Page 25 of 272.
- Clarify-2014 or 2019 Ecology Manual? (See comment associated with MR8).  
[Storm Report; Pg 13 of 272]
- Clarify-2014 or 2019 Ecology Manual? (See comment associated with MR8).  
[Storm Report; Pg 13 of 272]
- The floodplain delineation noted on the LOMR dated April 4, 2019 is approximate and the actual limits of the floodplain shall be verified using the FEMA determined flood profile, BFEs, and the existing topography of the project site. See additional comments on Sheet C-4, Page 24 of 272.  
[Storm Report; Pg 13 of 272]
- The floodplain delineation noted on the LOMR dated April 4, 2019 is approximate and the actual limits of the floodplain shall be verified using the FEMA determined flood profile, BFEs, and the existing topography of the project site. Based on this preliminary grading plan and the existing topography (surveyed points), it appears that portions of the project will encroach into the floodplain triggering floodplain regulations. Revise site plan or clarify how the project proposes to comply with PMC 21.07, particularly the

compensatory storage provisions PMC 21.07.060(f).

[Storm Report; Pg 24 of 272]

- The storm conveyance pipe is shown routed through the wetland which does not comply with Ecology Manual MR8 and the wetland General Protection requirements.  
[Storm Report; Pg 24 of 272]
- Current code, PMC 21.06.910(4), indicates that Category IV wetlands are regulated, but the project is vested to prior code. However, stormwater regulations do regulate Category IV wetlands. See Ecology Manual MR8 requirements.  
[Storm Report; Pg 175 of 272]
- Current code regulates Category IV wetlands. Add commentary that the project is vested to prior regulations. In addition, it should be clarified that Category IV wetlands are regulated per the City's stormwater regulations.  
[Storm Report; Pg 178 of 272]
- Verify-4.4?  
[Storm Report; Pg 178 of 272]
- Per the Ecology Stormwater Manual, Category IV wetlands are regulated. Revise accordingly.  
[Storm Report; Pg 180 of 272]
- Current code, PMC 21.06.910(4), indicates that Category IV wetlands are regulated, but the project is vested to prior code. However, stormwater regulations do regulate Category IV wetlands. See Ecology Manual MR8 requirements.  
[Critical Area Assessment; Pg 12 of 109]
- Current code regulates Category IV wetlands. Add commentary that the project is vested to prior regulations. In addition, it should be clarified that Category IV wetlands are regulated per the City's stormwater regulations.  
[Critical Area Assessment; Pg 15 of 109]
- Verify-4.4?  
[Critical Area Assessment; Pg 15 of 109]
- Per the Ecology Stormwater Manual, Category IV wetlands are regulated. Revise accordingly.  
[Critical Area Assessment; Pg 17 of 109]

**Engineering Traffic Review** - Bryan Roberts; (253) 841-5542; broberts@PuyallupWA.gov

- Existing roundabout may require pedestrian improvements that may require larger easement.  
[Short Plat; Sheet 5]
- No details provided for 1ft no access easement required along lot 1 & 2 frontage. The length (253.76ft) and placement must be clearly identified on sheet 5 and described on sheet 2.  
[Short Plat; Sheet 5]
- City may require applicant to pursue pedestrian access to Pioneer Crossing. Peds are unlikely to walk all the way to the existing Shaw Rd traffic signal to enter the adjacent development.  
[Short Plat; Sheet 5]
- City will require applicant to provide on-site pedestrian access to 25th St SE. This improvement will include pedestrian enhancements on 25th St SE.

[Short Plat; Sheet 5]

**Planning Review** - Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

- Public pedestrian access: A 15' wide public ROW access shall be provided connecting Shaw Rd with 25th ST SE per PMC 19.12.050 (2) (e-g) and (3) (d-f). This 15' wide access shall be improved as a public pedestrian/ bicycle route following the design standards of WSDOT for shared use paths.
- Floodplain Habitat Assessment: Critical area report does not include analysis of floodplain impacts or FEMA habitat assessment criteria
- Revise Native Vegetation Protection Easement language to state the following: "A 15-foot "Native Vegetation Protection Easement (NVPE)" area is required along the frontage of Lots 1 and 2. The NVPE is meant to promote the visual quality of the streetscapes and provide additional buffering from major street corridors. A landscape plan meeting city standards shall be provided by the applicant and the following shall be required. The NVPE shall be preserved in accordance with a final landscape plan and shall not be modified, disturbed or otherwise displaced without prior approval from the city's Planning Department; and, It is the right of the city to enforce the terms of the restriction in the easement area."
- Add cross walk over Deer Creek to sidewalk across the street, Short Plat, Sheet 4 of 8
- A fee in lieu of required 15ft pedestrian access infrastructure, or any of the required pedestrian or frontage improvements required for this development, will not be accepted since these improvements are needed concurrently with the development of the site as a multi-family development.

**External Agency Review** - Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

- See comment letters on SEPA noticing from Dept. of Ecology and Nisqually Tribe in document cache.

- Changes to updated wetland report required. See Critical Area Review Letter 2 dated April 25, 2023 for list of required changes. Please update report to include FEMA Habitat Assessment for floodplain regulations.

## Conditions

Condition Category	Condition	Department	Condition Status
Standard Conditions	Comply with 2018 IFC Comply with C.O.P. Engineering codes and standards	Development & Permitting Services	Open
Standard Conditions	See previous engineering comments contained in the City's response letter, dated September 28, 2020, associated with Pre-Application P-20-0086 for other conditions applicable to the proposed project.	Engineering Division	Open
Submit with Civil Permit Application	<ul style="list-style-type: none"> <li>•At time of civil application, incorporate comments noted on the Preliminary Storm Report dated 2/22/23 that are not included in the ACTION ITEMS above. (NOTE: ACTION ITEMS must be resolved prior to Landuse approval and before civil application.)</li> <li>•At time of civil application, incorporate the "Conditions" noted in DRT Letter 1, dated May 25, 2022.</li> <li>•At time of civil application, ensure 10-ft min clearance between any woody landscaping and wet utilities.</li> </ul>	Engineering Division	Open

Sincerely,  
 Rachael N. Brown  
 Associate Planner  
 (253) 770-3363  
 RNBrown@PuyallupWA.gov