

CES ♦ NW
I N C O R P O R A T E D
CIVIL ENGINEERING & SURVEYING

June 19, 2023

City of Puyallup
Development Services Center
333 South Meridian
Puyallup, WA 98371

Dear City of Puyallup Staff:

On behalf of our client, HC Homes LLC, we are responding to the public comments. Below are the responses to comments of concern from the public regarding Short Plat Amendment. PLSHP20220104.

Response to Public Comments:

Barber 08-10-2022

Thank you for your email of concern regarding the Puyallup Duplex Short Plat Amendment. We are proposing the elimination of the easement to protect the wetland and wetland buffer on the property. We are not proposing condominiums or apartment buildings on this site. The project proposes two duplex lots which are outside of the wetland and buffer area. We are working with wetland biologists to develop the site in accordance with the methods and procedures of the Washington State Wetland Rating System of Western Washington and the City of Puyallup Code Chapter 21. Rest assured we are working to protect the wetland which has led to creating an open space tract which permanently preserves the existing onsite wetland and associated 60-foot wetland buffer. Developed stormwater runoff from the project will be directed to the existing wetland to maintain wetland hydrology. Developed stormwater runoff does not need to maintain wetland hydrology will be routed to an infiltration trench.

Marsh 08-06-2022

Thank you for your email of concern regarding the Puyallup Duplex Short Plat Amendment. We are proposing the elimination of the easement to protect the wetland and wetland buffer on the property. We are not proposing condominiums or apartment buildings on this site. The project proposes two duplex lots which are outside of the wetland and buffer area. We are working with wetland biologists to develop the site in accordance with the methods and procedures of the Washington State Wetland Rating System of Western Washington and the City of Puyallup Code Chapter 21. Rest assured we are working to protect the wetland which has led to creating an open space tract which permanently preserves the existing onsite wetland and associated 60-foot wetland buffer. Developed stormwater runoff from the project will be directed to the existing wetland to maintain wetland hydrology. Developed stormwater runoff does not need to maintain wetland hydrology will be routed to an infiltration trench.

Eure 08-04-2022

Thank you for your email of concern regarding the Puyallup Duplex Short Plat Amendment. We are proposing the elimination of the easement to protect the wetland and wetland buffer on the property. We are not proposing condominiums or apartment buildings on this site. The project proposes two duplex lots

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We believe we have addressed all your concerns. Let me know if you have any additional concerns or need additional information.

Sincerely,



Craig Deaver
Principal

Dawn Sinagra

From: Cameron Eure <cameron.l.eure@gmail.com>
Sent: Monday, August 1, 2022 3:18 PM
To: Rachael N. Brown
Subject: Re: Land Use Permit Notice, Flood Risk and Concerns

Categories: CityView Planning Attachment

CAUTION: This is an External Email. Do not click links or open attachments unless you are expecting them.

I received a notice regarding a use of land permit application in my neighborhood.

Case Number: PLSHP20220104
Parcel?: 0419095003

I am replying to inform you of potential flood risk regarding the current retention pond.

Every time there is prolonged heavy rain, this retention pond floods out into the surrounding properties. I believe this is because there is no system in place to prevent it from overflowing (storm drain or otherwise).

With the addition of the planned Condominiums, and the additional strain it will put on this retention pond to collect and process water, I have serious concerns about the increase in flood risk to the surrounding properties.

Please take this into consideration, and work to ensure that the existing homes, as well as the new construction, are protected from flooding.

Thanks,
Cameron

Dawn Sinagra

From: Rhonda Marsh <violin5783@gmail.com>
Sent: Saturday, August 6, 2022 5:07 PM
To: Rachael N. Brown
Cc: Stephen Hawksford
Subject: City of Puyallup - Notice of Complete Land Use Permit Application

Categories: CityView Planning Attachment

CAUTION: This is an External Email. Do not click links or open attachments unless you are expecting them.

ATTN: Rachael N. Brown

Reference: City of Puyallup - Notice of Complete Land Use Permit Application
dated 25 July 2022 Case # PLSHP20220104 Site Address: 433 & 2427 & 409 at
43rd Ave SW, Puyallup, WA Parcel #: 0419095003; 0419095022; 6025890750

My name is Rhonda Marsh. My Parcel #0419091026
Address: 4120 4th St Pl SW, Puyallup, WA. 98373

I have lived at this location since 1978. Over 44 years I have observed the ebb and flow of water on referenced wetlands. Part of the wetlands is my backyard.

Purpose of my letter is to respond to your letter referenced above.

My husband (Stephen Hawksford) and I have concern about keeping the integrity of the wetland ecosystem. For 44 years the water levels have remained at seasonal- consistent levels. The only change occurred after the building of the multi-apartments on the west side of referenced wetlands off 112th.

The wetland is fed from underground springs connecting to other wetlands/lakes/ponds in the South Hill area. The integrity of the wetlands is dependent on these springs and existing 70+ year old conifers, etc. These trees help to keep the water levels and ground stable.

Our concern is that the current vegetation (especially the established trees) be retained and documented in writing, so the integrity of the wetlands be maintained as well as the pond water level.

What is the current Buffer Zone to private residential property? When I originally purchased this property in 1978 is was quite generous.

Please inform us immediately if we need to submit this letter directly to the Development and Permitting Services Department.

Respectfully,

Rhonda Marsh & Stephen Hawksford

Sent from my iPad

Date: 8-10-2022

City of Puyallup,

Planning Division

Case Number: PLSHP20220104

Reference: Notice of complete land use permit application

My name is Mr. Barber I live at 4216 4th ST PL SW Puyallup WA 98373...

I am objecting to proposed Short Plat amendment to eliminate the access easement dividing the lots and create an critical area tract to encompass the onsite wetland.

Since there was no mistake made when it was originally created there is no need to change it for a developer who would alter and damage the whole Wetland Aquifer recharge.

There is sufficient land elsewhere to develop, there is no need to focus in on this area.

My family and I have lived in this home since the early 70s and for decades we have seen this entire area drastically altered and not for the better. It appears that there intending to put condominiums and apartment right on top of the wetland area where at different times of the year the whole area can be saturated with groundwater. There are hundreds of natural springs thought out this area that your map did not mark, they have built houses, apartments and a road right on top of them, the spring are still there. I have seen huge trees fall down in a windstorm because the ground was so saturated with water.

If you allow this it would change and damage the whole Wetland Aquifer Recharge area beyond repair.

Our Aquifer recharge is connected to other surrounding Aquifer recharge areas.

Please keep me posted on any updates in writing.

Sincerely,

Mr. Barber