



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

January 03, 2024

Attn:

CES NW Inc.

429 29th St. NE, suite D

Puyallup, WA 98372

RE: Final Decision Notification for Short Plat & SEPA #PLSHP20220104

On December 22, 2023 the appeal deadline for the State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) issued under application number PLSHP20220104, passed without appeal. Therefore, the associated short plat amendment (also under application number PLSHP20220104) may now be recorded with the Pierce County Auditor with the following conditions:

- Permanent critical area markers are required to be installed every 50 ft around the boundary of critical area buffers for the following critical areas; wetlands, streams, landslide hazard areas. See City buffer posting details at www.cityofpuyallup.org/1591/Master-Document-List. The City will provide the buffer posting signs at no cost. Applicant is responsible for cost of post and all other materials for installation. Contact the Planning Division to order signs at Planning@puyallupwa.gov.
- At time of civil application submit the Right of Way Deed and REETA. These documents can be found on the City's website here:
<https://www.cityofpuyallup.org/DocumentCenter/View/7331/Appendix-C-?bidId=>
- The backflow devices will need to be placed downstream of the water meters. Address at time of civil application.
- Permit submittals, reviews, fees and inspections are subject to applicable codes at time of complete permit submittal.
- Mitigation Plan is required for any and all temporary or permanent impacts to the wetland or wetland buffer. Please provide a mitigation plan that meets the requirements of PMC 21.06.610-650 and any specific mitigation requirements for the applicable critical area. A mitigation plan checklist must be completed and submitted with your mitigation plan. The mitigation plan checklist is available for download at:
<https://www.cityofpuyallup.org/DocumentCenter/View/16604>
- Apply for a separate civil permit for the frontage work within the public right of way. Be sure to include all necessary curb, gutter, sidewalk, roadway widening, street lights, as applicable. The civil permit will need to be reviewed, approved and issued prior to the release of building permit(s).
- A city standard streetlight will be required along 43rd Ave SW to meet current light standard spacing ie. 300'



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

- **Return official copy of final recorded plat document to City within 1 year of issuance of final DRT letter. Return form and recording instructions can be found at www.cityofpuyallup.org/DocumentCenter/View/14858/SHORT-PLAT-RECORDING-FORM?bidId=. No building permits can be applied for until this official document is returned to the City.**

If you have any questions or concerns regarding fulfillment of the conditions, please do not hesitate to contact me at (253) 770-3363 or via email at RNBrown@PuyallupWA.gov.

Sincerely,

Rachael N. Brown
Associate Planner