



August 27, 2025

Rachael Brown  
Associate Planner  
City of Puyallup  
333 S Meridian  
Puyallup, WA 98371

**Re: Normandy Heights Plat Revised Wetland and Fish and Wildlife Habitat Assessment Report  
Third Party Review**

Dear Rachael:

Confluence Environmental Company (Confluence) has reviewed the revised wetland and fish and wildlife habitat assessment report submitted by Soundview Consultants, LLC (SVC) for the Normandy Heights Plat project PLPMP20240053 located at 2007 Shaw Road, Puyallup, Washington (Parcels 0420354039) (SVC 2025).

## **COMPLETENESS REVIEW**

Confluence reviewed the revised site plan dated May 13, 2025, alongside the updated critical areas study. The report appears to document existing conditions only and does not address the proposed plat. While the plat drawings show a 60-foot reduced buffer, the critical areas report lacks any discussion of this reduction or how it meets the criteria outlined in PMC Chapter 21.06.

Additionally, the revised site plan relies on outdated wetland boundaries and stream centerlines, resulting in buffers drawn from incorrect features (see attached site plan with mark ups). Before Confluence can determine report completeness, the site plan must be updated to reflect accurate delineations and clarify whether buffer reductions are proposed.

- If reduced buffers are proposed, the report is incomplete under PMC Chapter 21.06 and must be revised to include justification, performance criteria compliance, and mitigation measures.
- If no buffer reductions are proposed, the report may be considered complete per PMC Chapter 21.06.

## **TECHNICAL REVIEW**

Confluence reviewed the report for technical accuracy. During our review we identified the following inconsistencies in the report:

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- Wetland A  
Category III  
80' Buffer  
(~2,560 SF Onsite)
- Wetland 1  
Category IV
- Approximate 80-ft  
wetland buffer
- Stream Z  
Type II  
100' Buffer

In summary, we found several instances of conflicting information in the 2025 revised report. We recommend that SVC revise the report as follows to address the issues detailed in this letter:

- page 2 of 3

Respectfully yours,



**KERRIE McARTHUR, PWS, CERP, FP-C**

Managing Senior Biologist

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## **ATTACHMENTS**

Site plan with mark ups

## **REFERENCES**

SVC (Soundview Consultants, LLC). 2025. Wetland and fish and wildlife habitat assessment report, Deer Creek, revised March 2025. Prepared for RM Homes, Puyallup, Washington by Soundview Consultants, Gig Harbor, Washington.



