From:	Nabila Comstock
To:	Rachael N. Brown
Subject:	FW: Notice of Complete Application - Project #P-21-0102 - Preliminary Site Plan & SEPA - City of Puyallup
Date:	Monday, September 27, 2021 7:55:14 AM

From: Shaun Dinubilo <sdinubilo@squaxin.us>
Sent: Friday, September 24, 2021 9:43 AM
To: Nabila Comstock <NComstock@PuyallupWA.gov>
Subject: RE: Notice of Complete Application - Project #P-21-0102 - Preliminary Site Plan & SEPA - City of Puyallup

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

Hello Nabila,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. We have no specific cultural resource concerns for this project. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's Archaeologist, Shaun Dinubilo via email at sdinubilo@squaxin.us.

Shaun Dinubilo
Archaeologist
Cultural Resource Department
Squaxin Island Tribe
200 S.E. Billy Frank Jr. Way
Shelton, WA 98584
Office Phone: 360-432-3998
Cell Phone: 360-870-6324
Email: sdinubilo@squaxin.us

As per 43 CFR 7.18[a][1]) of the Archaeological Resource Protection Act, Section 304 of the National Historic Preservation Act, and RCW 42.56.300 of the Washington State Public Records Act-Archaeological Sites, all information concerning the location, character, and ownership of any cultural resource must be withheld from public disclosure.

From: Nabila Comstock <NComstock@PuyallupWA.gov>
Sent: Wednesday, September 22, 2021 2:53 PM
To: A. Clark - Pierce County SEPA official <aclark@co.pierce.wa.us>; Andy Whitener <awhitener@squaxin.us>; Angela Dillon Puyallup Tribe <Angela.Dillon@PuyallupTribe-nsn.gov>; Annette Bullchild, Nisqually <bullchild.annette@nisqually-nsn.gov>; Brad Beach, Nisqually <beach.brad@nisqually-nsn.gov>; Brian Churchill <brian.churchill@piercecountywa.gov>; Carol Ann Hawks, Puyallup Tribe <carolann.hawks@puyalluptribe-nsn.gov>; Guy Overby <GOverby@CentralPierceFire.org>; Charlene Matheson, Puyallup Tribe <Charlene.Matheson@puyalluptribe-nsn.gov>; Charlotte Basch, Puyallup Tribe <Charlotte.Basch@PuyallupTribe-nsn.gov>; City of Edgewood <comdev@cityofedgewood.org>; City of Fife (sfriddle@cityoffife.org) <sfriddle@cityoffife.org>; City of Sumner Planning <ryanw@sumnerwa.gov>; DAHP <SEPA@dahp.wa.gov>; Dan Krenz - USACE <Daniel.A.Krenz@usace.army.mil>; David Troutt - Nisqually Natural Resources <troutt.david@nisqually-nsn.gov>; Dept of Commerce <reviewteam@commerce.wa.gov>; Dr. Martin Fox, Muckleshoot <Martin@muckleshoot.nsn.us>; ECY WETLANDS <ZMEY461@ECY.WA.GOV>; Fruitland Mutual Water Co. <ted@fruitlandwater.com>; George Walter - Nisqually Environmental <walter.george@nisqually-nsn.gov>; Glen St Amant, Muckleshoot <glen.stamant@muckleshoot.nsn.us>; Gwen Lentes - Assistant Regional Habitat Program Manager <Gwendolen.lentes@dfw.wa.gov>; Heidi Thomas - Nisqually Transportation <thomas.heidi@nisqually-nsn.gov>; Jeffrey Thomas, Puyallup Tribe <Jeffrey.Thomas@puyalluptribe-nsn.gov>; Jennifer Keating, Puyallup Tribe <Jennifer.M.Keating@puyalluptribe-nsn.gov>; Jeremy Perkuhn, Nisqually <badoldman.jp@nisqually-nsn.gov>; Laura Murphy - Muckleshoot Indian Tribe <Laura.murphy@muckleshoot.nsn.us>; Lisa Anderson, Puyallup Tribe <Lisa.Anderson@puyalluptribe-nsn.gov>; Herrington, Matthew <matthew_herrington@comcast.com>; MBA Pierce County <jgamble@mbapierce.com>; Pierce County Public Works - Traffic Section <rgrindl@co.pierce.wa.us>; Pierce County Surface Water <erick.thompson@piercecountywa.gov>; Pierce Transit <tvaslet@piercetransit.org>; P-S Chamber of Commerce <exec@puyallupsumnerchamber.com>; PSCAA <SEPA@pscleanair.org>; PSE <andy.markos@pse.com>; Puyallup School District - Brian Devereux <deverebj@puyallup.k12.wa.us>; Puyallup Tribal Fisheries - Russ Ladley <Russ.Ladley@PuyallupTribe-nsn.gov>; Puyallup Tribe - Andrew Strobel <Andrew.Strobel@PuyallupTribe-nsn.gov>; Puyallup Tribe - Brandon Reynon <Brandon.Reynon@PuyallupTribe-nsn.gov>; Puyallup Tribe - Char Naylor <Char.Naylor@PuyallupTribe-nsn.gov>; Randy Tarter, Williams Pipeline <Randy.C.Tarter@Williams.com>; Robert Barandon, Puyallup Tribe <robert.b.barandon@puyalluptribe-nsn.gov>; Shaun Dinubilo <sdinubilo@squaxin.us>; Tacoma Water <gvolkhardt@cityoftacoma.org>; TPCHD <SEPA@tpchd.org>; Valley Water District <Betty@valleywaterdistrict.com>; WA Dept of Natural Resources <sepacenter@dnr.wa.gov>; Bockstiegel, Elizabeth A (DFW) <Elizabeth.Bockstiegel@dfw.wa.gov>; WSDOT <OR-SEPA-REVIEW@wsdot.wa.gov>; Yakama Nation <esanchey@yakama.com>; Yakama Nation - Cultural Resources <kate@yakama.com>
Cc: Rachael N. Brown <RNBrown@PuyallupWA.gov>
Subject: Notice of Complete Application - Project #P-21-0102 - Preliminary Site Plan & SEPA - City of Puyallup

CITY OF PUYALLUP

Development Services Center
333 S Meridian, Puyallup, WA 98371
(253) 864-4165 Fax (253) 840-6678

NOTICE OF COMPLETE LAND USE APPLICATION

Department of Natural Resources – Review Team
Department of Commerce – Review Team
WSDOT – Review Team
Department of Ecology – Zach Meyer
Department of Fish & Wildlife – Liz Bockstiegel, Gwen Lentes
Tacoma Pierce County Health Department – SEPA review
Central Pierce Fire Protection – Guy Overby
Pierce County Planning and Land Services – Adonais Clark
Pierce County Public Works, Traffic – Rory Grindley, Brian Churchill
Pierce County Surface Water – Erick Thompson
City of Sumner – Ryan Windish
City of Fife – Steve Friddle
City of Edgewood – Darren Groth
Puyallup Tribe of Indians – Russ Ladley, Brandon Renyon, Andrew Strobel, Char Naylor, Jeffrey Thomas, Jennifer Keating, Robert Barandon, Carol Ann Hawks, Charlene Matheson, Lisa Anderson, Charlotte Basch, Angela Dillon
Muckleshoot Indian Tribe – Glen St. Amant, Laura Murphy, Dr. Martin Fox
Nisqually Tribe – Annette Bullchild, Brad Beach, Jeremy Perkuhn, Heidi Thomas, George Walter, David Troutt
Squaxin Tribe – Shaun Dinubilo, Andy Whitener
Master Builders Association, Pierce County – Jessica Gamble
Yakama Tribe – Elizabeth Sanchey, Kate Valdez
Puyallup School District – Brian Devereaux
Pierce Transit – Tina Vaslet
US Army Corps of Engineers – Dan Krenz
WA State Department of Archaeology & Historic Preservation (DAHP) – SEPA Review
Puget Sound Clean Air – SEPA Review
Puyallup-Sumner Chamber of Commerce – SEPA Review
Comcast – Matthew Herrington
Other public and private utilities: Williams Pipeline, Puget Sound Energy, Fruitland Mutual Water company, Valley Water company, Tacoma Water

Re: PROJECT ID: P-21-0102– NOTICE OF COMPLETE APPLICATION

Brief Project Description: Eight Dwelling Unit Project: Combine four existing parcels into two

parcels via a boundary line adjustment. Remove an existing single family house and detached garage at 619 1/2 10TH ST SE. Existing single-family house at 619 10TH ST SE to remain. Construct eight new dwelling units and associated access, parking, landscaping and utility improvements on the site. The eight proposed units will be split between two buildings, each with four units.

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Please find attached to this email the notice of application, SEPA checklist and submitted site plan for the above referenced project; the City of Puyallup is the SEPA Lead Agency for this permit(s). Parcel specific information may be found on the attached notice.

Additional permit materials may be provided upon request by replying to the Case Planner via email. The City may issue a determination of non-significance or mitigated determination of non-significance for this proposal under the optional DNS process provided in WAC 197-11-355. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtain upon request.

Please provide comments within 14 days, or October 07, 2021. If you'd like to be added to the Party of Record list on the project and receive future review letters and public hearing notices (if applicable), please reply to this email requesting to be placed on the party of record list for this case.

Please reference the case number or the project name in future correspondence or emails.

Thank you,
Nabila Comstock
Planning Technician
City of Puyallup
(253) 770-3361

Public Comment

Phyllis Van Winkle
602 11th St. SE
PLVanWinkle@msn.com | 253-841-3525 | 509-607-5843

9/24/2021

Drainage

- Mrs. Van Winkle lives at 602 11th St SE, a property directly behind the proposed development, abutting it to the east. She claims that there is yearly standing water in her back yard from approximately October – May. She has had to install a sump pump in order to evacuate the water.
- Water routinely pools in front of her house in 11th St SE, before finally draining into one of the storm drains in the street.
- She is concerned that installation of such a large paved area for parking and two large buildings will result in further flooding of her adjacent property and possibly her house.

Tree Risks

- There are approximately three mature evergreen trees that boarder the property line between Mrs. Van Winkles property and the proposed development at 619 ½ 10th St SE. While the trees are likely on her property, their root system extends onto the subject site. She is concerned that the development will result in cutting the tree roots too close to the trunk which will make them unstable enough to eventually topple onto her house.

OCTOBER 6, 2021

TO: RACHAEL BROWN

CC. JOEY BEIRKEY CHRIS BEALE KEN COOK JAMES CARTER

FIRST: Thank you for your help in answering my questions about the Construction project behind my fence (P-21-0102)

SECOND: I apologize this is not an email or a pdf type file. My computer and I are not friends right now.

My neighbor, Christopher Henry, asked if I would include his comments in this message also.

When your committee gathers to consider this development please consider:

① WATER

MY HOME USED TO BE BLUEBERRY FIELDS - WET AREAS. IT IS ON THE LOWEST LAND ON 11th STREETS 2 BLOCKS. MY YARD HITS CLAY NOT TOO FAR DOWN. FROM NOVEMBER TO APRIL THE WATER TABLE IN MY BACKYARD IS SQUISHY WITH STANDING WATER. I WORRY THAT RUN OFF FROM NEW ROOFS / DOWNSPOUTS ETC WILL EVENTUALLY SEEP INTO MY LOWER GROUND AND ADD TO MY SUMP PUMP ISSUES.

② TREE

I HAVE A 50 YEAR OLD DEODA CEDAR TREE NEXT TO MY BACK FENCE. IT IS HUGE! IF ROOTS ARE DAMAGED DURING CONSTRUCTION ON THE WEST SIDE OF THIS TREE, A WINTER STORM WILL BLOW IT OVER AND DESTROY MY HOUSE. (I believe this is why the tall firs blew over along the fence at the 4th ST SE and 9th AVE SE Construction site.) IT WORRIES ME IT WILL BE DAMAGED.

③ PRIVACY

- PRIVACY IS A CONCERN OF MINE. I SAW ON THE PLANS THAT WINDOWS FACE EAST ON THE NEW HOMES, BUT COULDN'T FIND IF THESE ARE ONE OR TWO STORY STRUCTURES? I HAVE A CEDAR FENCE. IS AN ADDITIONAL FENCE GOING TO BE ADDED ON THE PROPERTY LINE FOR SAFETY AND PRIVACY? WHAT KIND OF FENCE?
- I SAW ON PLANS A 15' BUFFER AREA ALONG THE PROPERTY LINE. MY BACKYARD IS LONG BUT NOT DEEP. HOW IS THAT BUFFER TO BE LANDSCAPED? IS AN EVERGREEN HEDGEROW GOING IN ON THAT SIDE? IS 15' THE STANDARD OFFSET?
- IF "SAFETY SPOT LIGHTS" ARE PART OF THE BUILDING PLANS PLEASE MAKE THEM THE ENVIRONMENTAL ONES THAT SHINE DOWN AND NOT INTO MY WINDOWS. THANKS!

④ AND ONE LAST QUESTION: ARE THESE HOMES TO BE RENTALS, APARTMENTS, CONDOS?

AND I'M THANKFUL THE DUMPSTER/RECYCLING ARE NOT ALONG MY BACKFENCE IN THE SITE PLANS!

Thank you for considering my concerns and those of my neighbor.

Sincerely,

Phyllis Van Winkle
pluvanwinkle@msn.com
H (253) 841-3525
C (509) 607-5843
602 11th ST SE
PUYALLUP WA 98372

CHRISTOPHER HENRY
C. (253) 579-5878
610 11th ST SE
PUYALLUP WA
98372

Phyllis Van Winkle

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

October 7, 2021

Rachael Brown, Assistant Planner
City of Puyallup
Development Services Department
333 South Meridian
Puyallup, WA 98371

Dear Rachael Brown:

Thank you for the opportunity to comment on the optional determination of nonsignificance/notice of application for The Family Farm LLC Preliminary Site Plan Project (P-21-0102) located at 619 10th Street Southeast as proposed by Phil Becker. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes," on Ecology's website at: Construction & Demolition Guidance. All removed debris resulting from this project must be disposed of at an approved site. All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. Contact the local jurisdictional health department for proper management of these materials.

WATER QUALITY/WATERSHED RESOURCES UNIT:
Jessica Eakens (360) 407-0246

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:
The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
   a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
   a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
   b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx.

The applicant may apply online or obtain an application from Ecology's website at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/ - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(GMP:202105151)

cc: Derek Rockett, SWM
Jessica Eakens, WQ
Phil Becker, Abbey Road Group (Proponent)