



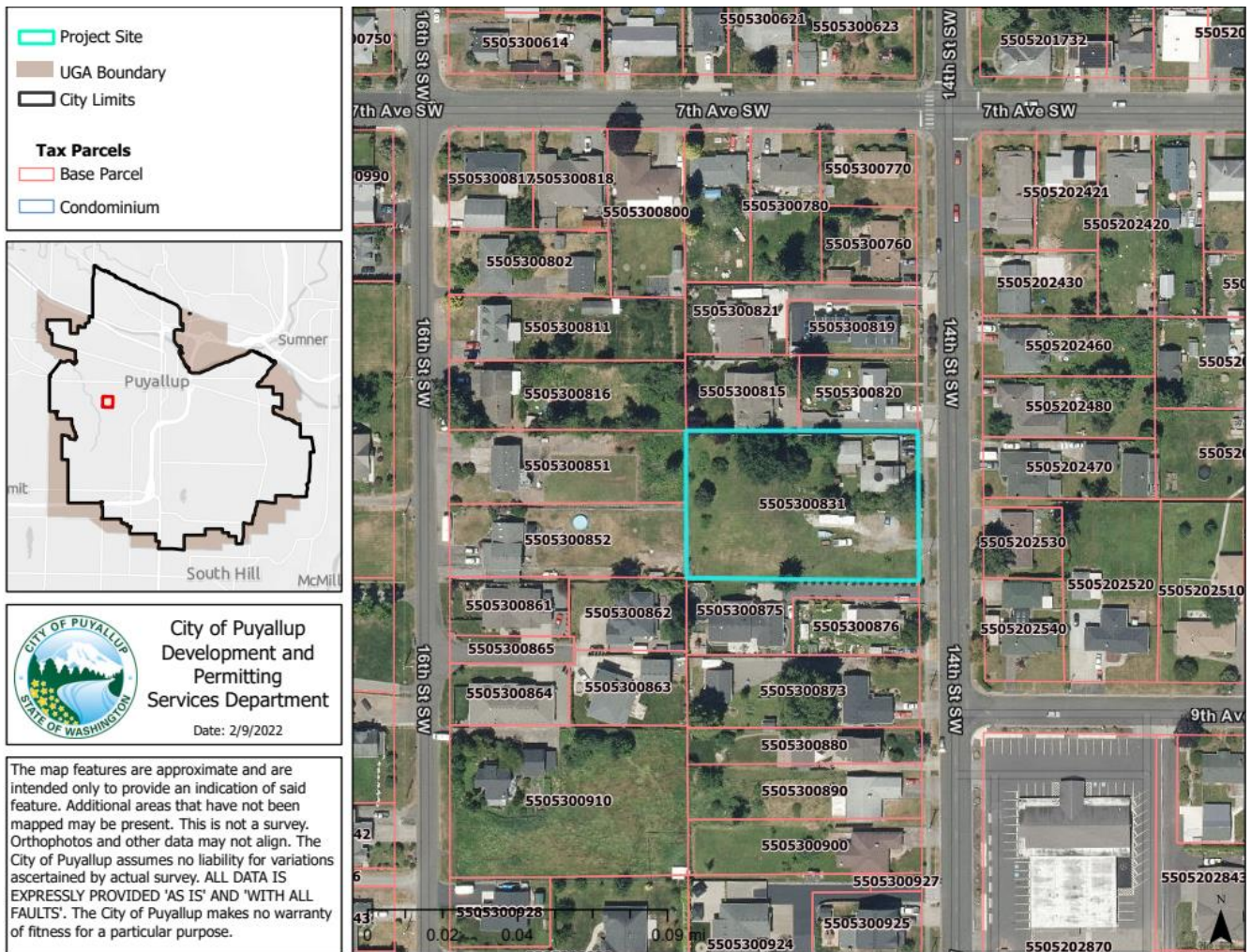
City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

February 11, 2022

NOTICE OF COMPLETE LAND USE PERMIT APPLICATION

The following land use permit application has been submitted to the Development and Permitting Services Department for review. This notice was sent to all property owners within a specified radius of the site.

Vicinity Map:



Application Information

The following information is provided regarding this application:

Case Number:	PLSHP20220003
Permit Type:	Short Plat & SEPA
Proposal:	Proposed two (2) lot residential short plat with SEPA environmental review. Proposal includes a new shared driveway with access to 14th St SW. The existing home will remain. Property may contain wetlands and is within the 100-year floodplain, which necessitates SEPA Environmental Review.
Applicant(s):	Cheryl Ebsworth – Barghausen Consulting Engineers
Owner(s):	Kristian and Joann Mullan
Site Address:	808 14th St SW, Puyallup, WA 98371
Parcel Number:	5505300831
Date of Application:	January 20, 2022
Date of complete application determination:	February 07, 2022
Date of Public Hearing (if set):	Not required
Environmental documents/studies required:	SEPA checklist, wetland report, floodplain habitat assessment, geotech report, storm water reports, utility plans
Identified critical areas on or adjacent to the site:	Volcanic hazard area, seismic hazard areas, wetland and/or wetland buffer, 100-year floodplain

Public Comments

Please be advised that any response to this letter will become a matter of Public Record. Recipients of this notice, consulted agencies and other agencies are encouraged to contact the staff listed below to become a 'Party of Record' on the subject permit application (s). The public may review contents of the official file for the subject proposal, provide written comments, participate in public hearings/meetings for the subject permit (s), and request a copy of the final decision. The application file is available for review on the [CityView Portal](https://permits.puyallupwa.gov/Portal) or by visiting <https://permits.puyallupwa.gov/Portal> and searching the case number or site address.



Environmental Review (SEPA)

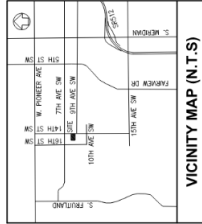
The City may issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) for this proposal under the optional DNS SEPA process, provided in WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed project. The 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 obtained upon request. Environmental mitigation measures under consideration: None identified as of the date of this mailer.

Written comments will be accepted if filed with the Development and Permitting Services Department on or before 3:00PM on: February 25, 2022

If you have any comments or suggestions, please email them to Nabila Comstock at NComstock@PuyallupWA.gov or call (253) 770-3361.

Site Plan:

No.	Date	By	Check	Asst.	Revision



- SITE DATA**
- TAX # 5005000831
 - APN 5005000830
 - 40,823 A.S.F. (0.913 A.C.)
 - SITE ADDRESS: 608 14TH ST SW, PUYALLUP, WA 98071
 - EXISTING USE: SINGLE FAMILY RESIDENTIAL
 - PROPOSED USE: SINGLE-FAMILY RESIDENTIAL, LOTS
 - EXISTING ZONING: R2-08 (MAX 3 DU/ACRE)
 - REQUIRED MIN. LOT SIZE: 6,000 SF
 - REQUIRED MIN. SETBACKS: 40 FEET
 - REQUIRED MIN. SETBACKS: 40 FEET
 - FRONT: 20 FEET
 - REAR: 20 FEET
 - LEFT SIDE: 5 FEET
 - RIGHT SIDE: 5 FEET
 - MAX. WIDE OF SINGLE-FAMILY BUILDINGS: 36 FEET
 - MAX. LOT COVERAGE: 40 PERCENT
 - SOURCE OF BOUNDARY AND TOPOGRAPHY FIELD DERIVED BY: BARRAGHEN CONSULTING ENGINEERS, INC., OCTOBER 2021

LEGAL DESCRIPTION
 (PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 3509823 DATED SEPTEMBER 01, 2021)
 THE LAND IN THE COUNTY OF PIERCE, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: THE SOUTHWEST CORNER OF LOT 2, ACCORDING TO PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 86, RECORDS OF PIERCE COUNTY, WASHINGTON.

OWNER
 KRIS MALLAN
 808 14TH STREET SW
 PUYALLUP, WA 98071

ENGINEER/PLANNERS/SURVEYOR
 BARRAGHEN CONSULTING ENGINEERS, INC.
 1815 72ND AVE SOUTH
 WYOMING, WA 98406
 PHONE: (253) 251-6222
 FAX: (253) 251-6222
 CONTACT: MATTY WASHINGTON P.E./CHEYL EBERHART/ MATTHEW ABBAS, P.L.S.

GEOTECHNICAL ENGINEER
 15303 NE 30TH STREET, SUITE 100
 WASHINGTON, WA 98003
 PHONE: (206) 444-4711
 CONTACT: NADIA HOFFMANN

PRELIMINARY SITE PLAN
 FOR
MULLAN SHORT PLAT
 A PORTION OF SECTION 28, TOWNSHIP 20 N., RANGE 04 E., W.M.
 CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

