



CRITICAL AREA IDENTIFICATION FORM

This identification form is to be submitted in advance or concurrently with a project application if the proposed project is subject to the requirements found in the City's critical area code PMC 21.06. The purpose of this form is to determine if a critical area report is required due to the development site being on or near any critical areas. Please fill out this form completely where applicable.

APPLICATION INFORMATION

OWNER INFORMATION		
NAME: East Town Crossing LLC		
APPLICANT INFORMATION		
NAME: Abbey Road Group - Gil Hulsmann		
STREET ADDRESS: 2012 E Main Ave Suite 109		
CITY: Puyallup	STATE: WA	ZIP CODE: 98371
PHONE: 253.435.3699	EMAIL: gil.hulsmann@abbeyroadgroup.com	
CONTACT INFORMATION (IF DIFFERENT FROM ABOVE)		
NAME: Abbey Road Group - Gil Hulsmann		
STREET ADDRESS: 2012 E Main Ave Suite 109		
CITY: Puyallup	STATE: WA	ZIP CODE: 98371
PHONE: 253.435.3699	EMAIL: gil.hulsmann@abbeyroadgroup.com	
FAX:		

Project Name

Parcel Number (s) 0420264021, 0420264053, 0420264054, 0420351066, 0420351030, 0420351029, 0420351026

Address (s) 2902 E Pioneer, 13102 E Pionner, 3104 E Pioneer, next to Shaw Rd, 813 Shaw Rd, 901 Shaw Rd, 911 Shaw Rd

Applicant Information

Name	Abbey Road Group - Gil Hulsmann		
Address	2102 E Main Ave Suite 109		
City	Puyallup	State	WA
		Zip	98371
Email	gil.hulsmann@abbeyroadgroup.com	Phone	253.435.3699

Briefly describe the proposed development project:

The proposed project (Parcel #'s: 0420264021, 0420264053, 0420264054, 0420351066, 0420351030, 0420351029, and 0420351026) is located at the southeast corner of Shaw Road and East Pioneer Avenue. The proposal consists of a request to move lot lines within seven (7) existing lots the total development area will be 465,990.00 SF (10.70 Acres) for a total of three (3) lots through a Shot Plat process for means of future development. The Multi-Family Lot will be 378,238.00 SF (8.68 Acres) and will have eight (8) apartment buildings. The site will also have two (2) commercial pads totaling 87,752.00 SF. Additional open space and trail is proposed totaling over ten (10) acres (not included in total development area).

Based on the applicant's knowledge and research of the project site, please select any of the critical areas listed below that are located on or within 300 feet of the property boundaries		
<input checked="" type="checkbox"/> Wetlands	<input type="checkbox"/> Lakes/Ponds	<input type="checkbox"/> Streams/Creeks
<input checked="" type="checkbox"/> Slopes 0% - 15%	<input checked="" type="checkbox"/> Slopes 16% - 39%	<input type="checkbox"/> Slopes 40% or Greater
<input type="checkbox"/> Puyallup River Shoreline	<input type="checkbox"/> Clarks Creek Shoreline	<input type="checkbox"/> Volcanic Hazard Areas
<input type="checkbox"/> Shoreline Classification	<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Habitat Conservation Area
<input type="checkbox"/> Conservancy	<input checked="" type="checkbox"/> Flood Zones	<input type="checkbox"/> Habitat Corridor
<input type="checkbox"/> Rural	Flood Classification: A	<input type="checkbox"/> Aquifer Recharge Area
<input type="checkbox"/> Urban		

Please describe the critical areas checked above and their location in relation to the proposed development. Please show their location on any plans to be submitted

An offsite wetland is located approximately 200 feet south of this project site. This has been previously studied and rated as a Category II. Please refer to the mentioned Wetlands Studies below for detailed information. Steep slopes have been identified offsite, please see the Geotechnical Report letter below for more information. The area is in a flood zone, classified as "A".

Do you know of any present or past critical area studies that have been conducted for critical areas on-site or adjacent to the site? Please describe below; including their date, scope, conclusions, and parcels they included

Approved MDNS, 6/7/02; Revised DNS, 6/13/03; Approved SEPA, 1/6/05; Wetlands Analysis Report by JCA, 5/30/08; Updated Wetlands Report by JCA, 3/24/20; Wetland Technical Study, Herrera Environmental, 12/13/01; Revised Wetland Delineation Report, JCA, 8/21/09. Geotechnical Report Letter, by Krazan, 7/31/20; A LOMR Application has been submitted to FEMA on 11/7/20 and is currently under review.

Do you know if any critical areas have been placed inside a tract or a protection easement that is recorded on the title or plat for this site or any adjacent site? Please describe below, including name of tract or easement, location, and Puyallup permit number or recording number

No, all areas are offsite, none are on the property.

AUTHORIZATION:
I, the undersigned hereby certify that this application has been made with the consent of the lawful property owner(s) and that all information submitted on or with this application is complete and correct. I understand that false statements, errors, and/or omissions may be sufficient cause for denial of any related applications. I acknowledge that if the City needs to obtain the services of an expert third party to review any technical information regarding my proposal, that I shall be responsible for any financial costs of said third party review.

Dilba S. Holman III 10 March 2021

AUTHORIZED SIGNATURE	DATE
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THIS BOX FOR STAFF USE ONLY			
CRITICAL AREA REPORT REQUIRED:	<input type="checkbox"/>	YES	<input type="checkbox"/>
EXEMPT FROM CRITICAL AREA ORDINANCE:	<input type="checkbox"/>	YES	<input type="checkbox"/>
EXCEPTION FOR MINOR NEW DEVELOPMENT IN BUFFER:	<input type="checkbox"/>	YES	<input type="checkbox"/>
STAFF VERIFICATION	COMMENTS		
<input type="checkbox"/> WETLAND			
<input type="checkbox"/> GEOLOGICAL HAZARD AREA			
<input type="checkbox"/> VOLCANIC HAZARD AREA			
<input type="checkbox"/> FLOOD ZONE			
<input type="checkbox"/> FISH AND WILDLIFE HABITAT			
<input type="checkbox"/> AQUIFER RECHARGE/WELLHEAD			
<input type="checkbox"/> STREAM/ShORELINE			