



City of Puyallup
Planning Division
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April 13, 2022

Cheryl Ebsworth
 18215 72nd Avenue South
 Kent, WA 98032

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLSHP20220003
PROJECT NAME	Mullan Short Plat
PERMIT TYPE	Short Plat & SEPA
PROJECT DESCRIPTION	Proposed two (2) lot residential short plat with SEPA environmental review. The proposal includes a new shared driveway with access to 14th St SW. The existing home will remain. The property may contain wetlands and is within the 100-year floodplain, which necessitates SEPA Environmental Review.
SITE ADDRESS	808 14th St SW, Puyallup, WA 98371
PARCEL #	5505300831
ASSOCIATED LAND USE PERMIT(S)	
APPLICATION DATE	January 20, 2022
APPLICATION COMPLETE DATE	February 07, 2022
PROJECT STATUS	Active Development Review Team (DRT) review case – resubmittal required. Please address the review comments below and resubmit revised permit materials by responding in writing to the remaining items that need to be addressed.
APPROVAL EXPIRATION CONDITIONS	N/A – Active permit application, not approved; Active permit application, not approved; Pursuant to PMC 20.11.022 regarding inactive applications, any and all pending land use applications or plat applications shall be deemed null and void unless a timely re-submittal is made to the City within 1 year of issuance of this Development Review Team (DRT) comment letter. DRT review letters typically identify requested corrections, studies, or other additional required pieces of information necessary to demonstrate conformance with the City’s adopted development standards and codes. Subsequent applicant re-submittals shall make a good faith effort to respond to each request from this letter in order for the application to remain active. The failure to provide timely responses or lack of providing the requested

	material(s) within the 1-year window following DRT comment letter issuance shall be grounds for expiration, thus deeming the pending application null and void with or without a full or partial refund of application fees.
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HOW TO USE THIS LETTER

This review letter includes two sections: “**Action Items**” and “**Conditions**”.

The “**Action Items**” section includes all items that the applicant must address to comply with the Puyallup Municipal Code (PMC) and city standards. Items listed under **Action Items** require a resubmittal under this permit for further review by the Development Review Team (DRT); your application is not approved. Please make those updates to the proposed plans and resubmit for review. Please include a response letter outlining how you have revised your proposal to meet these items for ease of plan check by DRT members.

The “**Conditions**” are items that will govern the final permit submittal(s) for the project. Please be aware that these conditions will become conditions of the final permits and/or recommendations to the Hearing Examiner, if applicable.

If you have questions regarding the action items or conditions outlined in this letter, please contact the appropriate staff member directly using the phone number and/or email provided.

ACTION ITEMS (see next page)

Planning Review - Nabila Comstock; (253) 770-3361; NComstock@PuyallupWA.gov

- Prior to submittal to the city for final signatures, please add a 'Critical Area' note to denote the presence of a 'CRITICAL AREA ON SITE' on the face of the short plat (sheet 1).

Aquifer Recharge Area

Lots 1 and 2 contain critical aquifer recharge areas. A critical aquifer recharge area note for each affected lot shall indicate: "The site is within a high susceptibility/critical aquifer recharge area. Uses and activities on this site shall comply with the city's critical area ordinance (Puyallup Municipal Code 21.06, Article XI). Activities that do not cause degradation of groundwater quality and will not adversely affect the recharging of the aquifer may be permitted in a critical aquifer recharge area and do not require preparation of a critical area report; provided, that they comply with the city stormwater management regulations and other applicable local, state and federal regulations.

Volcanic Hazard Area

Lots 1 and 2 contain a volcanic hazard area. A volcanic hazard area note for each lot affected shall indicate: The site is within a volcanic hazard area. In the event of an eruption of Mt. Rainier, the site is expected to be inundated by pyroclastic flows, lava flows, debris avalanches, inundation by debris flows, lahars, mudflows, or related flooding resulting from volcanic activities. Uses and activities on this site shall comply with the city critical area ordinance (Puyallup Municipal Code 21.06, Article XII, section 21.06.1260, or succeeding section, regarding volcanic hazard areas.

Floodplain

Lots 1 and 2 contain 100-year floodplain areas. A note shall be included on the face of the plat for each affected lot indicating: "This lot contains a 100-year floodplain areas, containing a 1% chance every year of flooding/inundation that could affect life, property, structures, and improvements. All development and land modifications of floodplain areas require city approval and consistency with the National Flood Insurance Program (NFIP), the Endangered Species Act (ESA), critical areas ordinance (PMC 21.06), and flood protection ordinance (PMC 21.07), as well as any other applicable state, federal and local laws. Modification of land or vegetation, especially land filling that could reduce flood storage capacity, and/or encroachment/conversion of these areas is strictly prohibited without prior government approval."

Wetland

Lots 1 and 2 contain wetland areas and protective wetland buffers. A note shall be included on the face of the plat for each affected lot indicating: "This lot contains a wetland and/or wetland buffer that is protected by federal, state, and local regulations. A wetland is a permanently, semi-permanently, or seasonally flooded area of land with a distinct ecosystem based on hydrology, hydric soils, and vegetation adapted for life in water-saturated soils. Wetlands provide numerous benefits to the natural environment including water quality, flood control, wildlife habitat, shoreline stability, and aesthetic values. Since the 1780s, Washington has lost 31 percent of its wetland areas, from 1.35 million acres to 938,000 acres, contributing to the loss of flood storage and habitat areas. Wetlands are critical to the overall health of watersheds and property owners are key for protecting, restoring, and managing our state's remaining wetland resources. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior government approval.

[short plat preliminary site plan, pg. 1]

- Native Vegetation Protection Easement Areas (PMC 19.12.070)
14th St SW is designated as a minor collector roadway according to the city's comprehensive plan. Per PMC 19.12.070(a), a 15-foot vegetative buffer is required along collector roadways. As a result, a 15-foot buffer area is required along the frontage of lot 1.
 - The buffer area shall be placed into a "Native Vegetation Protection Easement (NVPE)" shown on the short plat drawing. The following note must also be added to the face of the short plat (sheet 1):
"A 15-foot "Native Vegetation Protection Easement (NVPE)" area is required along the frontage of Lot 1. The NVPE is meant to promote the visual quality of the streetscapes and provide additional buffering from major street corridors. A landscape plan meeting city standards shall be provided by the applicant and the following shall be required:-The NVPE shall be preserved in accordance with a final landscape plan and shall not be modified, disturbed, or otherwise displaced without prior approval from the city's Planning Department; and, -It is the right of the city to enforce the terms of the restriction in the easement area."

[short plat preliminary site plan, pg. 1]

- Through the CityView Portal, please see the memorandum from Confluence Environmental Company who has conducted a third-party review of the October 2021 Critical Areas Assessment - Biological Evaluation letter by Habitat Technologies.
 - Please have Habitat Technologies address the recommendations made by Confluence in an updated habitat assessment report.
 - Please have Barghausen address recommendations made by Confluence in an updated Storm Water Site Plan. The Storm Water Site Plan did not discuss the amount of floodplain fill associated with the project or the quantity and location of floodplain storage created by the project. The report should be updated to fully address the code requirements.

[short plat preliminary site plan, pg. 1]

- Please submit the proposed short plat along with the completed City of Puyallup Short Plat template linked below:
<http://www.cityofpuyallup.org/DocumentCenter/View/13810/Short-Plat-Cover-Page-Template-2021-?bidId=>

[short plat preliminary site plan, pg. 1]

- Add the name and address of the owners to the face of the plat (sheet 1) (PMC 19.02.100 (a).)
- Provide the legal description of the existing and proposed lots (PMC 19.02.100 (b)).
- Provide the parcel number for the existing parcel at 808 14th St SW (PMC 19.02.100 (c)).
- Delineate the existing lot lines using a heavy dashed line, and the proposed lot lines are shown using a heavy solid line (PMC 19.02.100 (g)).
- Move the square footage of proposed Lot 1 to be outside the approximate building outline of the future SFR (PMC 19.02.100 (h,k)).
- Include the accurate location and dimensions/square footage of all existing and proposed structures, septic systems, and utility services, and the distance between structures, improvements, and utilities to the adjoining proposed lot lines (PMC 19.02.100 (l)).
- Include contour lines to address the topography on the low by showing existing and proposed contours at five-foot contour intervals except for any portion of the site containing slopes of 15 percent or greater which shall be shown at two-foot contour intervals. The contour intervals shall extend at least 100 feet beyond the boundaries of the site (PMC 19.02.100 (m)).

- Update the site plan to delineate the boundaries and associated buffers, development envelopes, or other information for any critical areas as defined or required by Chapter 21.06 PMC (PMC 19.02.100 (o)).

[short plat preliminary site plan, pg. 1]

- Update the site plan to include additional wetland critical areas and their buffers as appropriate (Confluence Third-Party Review of Critical Areas Assessment, pg. 4)
- Update the site plan accordingly to address floodplain storage concerns (Confluence Third-Party Review of Critical Areas Assessment, pg. 6)

[short plat preliminary site plan, pg. 1]

- On the CityView Portal, please view the following comment letters under documents & images from:
 - Confluence Environmental Company
 - Department of Ecology
 - Nisqually Indian Tribe
 - Tacoma Pierce County Health Department
 - Squaxin Island Tribe
 - Pierce County

Fire Review - David Drake; (253) 864-4171; DDrake@PuyallupWA.gov

- Boundary Line may need to move North.
- 3' required from property line to the driveway that runs to future shop.
- 20' driveway is our standard, 15' paved with 2-1/2' gravel shoulders.
- "NOTE" Future shop would not be allowed to be an ADU unless driveway width and a fire truck turn-around are in compliance.
- Provide a new site plan showing all requirements in order to receive a proper Fire Review. The current plan cannot be accepted.

Engineering Review - Anthony Hulse; (253) 841-5553; AHulse@PuyallupWA.gov

- The proposed short plat must be a surveyed plan on the City of Puyallup Short plat template found here: <https://www.cityofpuyallup.org/DocumentCenter/View/13810/Short-Plat-Cover-Page-Template-2021-?bidId=>
 - Note that the survey map submitted has provided a good chunk of the required information outline in the short plat application. [short plat, pg. 1]
- Provide a legend showing existing/proposed lot lines. The existing lot lines shall be shown using a heavy dashed line, whereas the proposed lines shall be a heavy solid line. [short plat, pg. 1]
- Provide owner's names as shown on the Title Report:
 - Kristian J. Mullan and Joann C. Mullan. [short plat, pg. 1]
- Include the boundary and topographic survey as part of the short plat document. [short plat, pg. 1]
- Provide a section discussing the following:
 - How will the project deal with Lawn and Landscaped areas? Soil amendment. The proposed SFR and future shop may not just connect into the city storm system without evaluating List #2. If all BMPs are infeasible, the project may connect into the city storm system. [prelim drainage report, pg. 31]
- Provide a calculation for the amount of fill proposed for the project and how the project will provide compensatory storage at equivalent elevations to that displaced. [short plat, pg. 1]
- Provide existing and proposed areas for new, plus replaced hard surfaces. [short plat, pg. 1]

- Include the updated geotech report with groundwater monitoring information so the preliminary stormwater design can be determined. At this time, I can't determine if the flow control requirement is met or not. Provide an in-depth breakdown of surfaces that can be modeled as previous if infiltrated or dispersed per the Ecology manual. [short plat, pg. 1]
- The WWHM calculation on page 36 speaks to a bypass basin. Show this on the basin map. [prelim drainage plan, pg. 27]
- There are future plans for a shared driveway, single-family home, carport, shed, etc. Fill out question 7. [SEPA, pg. 3]
- Add this note to the face of the short plat document:
 - Prior to building permit issuance for each lot within this short plat, individual lot Stormwater reports will need to be submitted to verify the calculations in the stormwater report submitted during the Short Plat review. The stormwater reports submitted during building permit review are required to contain saturated hydraulic conductivity testing and groundwater monitoring during the wet season in accordance with the currently adopted stormwater manual and City Standards. [short plat, pg. 1]
- Add this note to the face of the short plat document:
 - No Building Permits will be issued for Lot 1 through Lot 2 until City approved utility and road improvements are reviewed and approved to include curb, gutter, sidewalk, roadway base, pavement, water, sanitary sewer, storm infrastructure, and street lighting. [short plat, pg. 1]
- Add this note to the face of the short plat document:
 - A preliminary Storm Drainage Plan is on file for this short plat. No Building Permits will be issued for any lots in this short plat until all necessary drainage improvements are approved and permitted by Development Services Engineering. Compliance may require the property owner/builder to retain a Professional Engineer to design the stormwater controls for the individual lots.? [short plat, pg. 1]
- Add this note to the face of the short plat document:
 - NOTICE: This short plat contains a private storm drainage system. Private storm drainage systems are the sole responsibility of the owners, successors, and assignees for all lots being served by the private storm drainage system. Responsibility includes, but is not limited to, constructing, maintaining, and allowing City inspection of the private storm system by a separately recorded stormwater management facilities agreement recorded with Pierce County. Ref. AFN _____. [short plat, pg. 1]
- Add this note to the face of the short plat document:
 - Erosion and stormwater control plans shall be required for any new residential development prior to building permit issuance on Lot 1 through Lot 2.
 - No permanent structures(s) shall be erected within the easement area(s). Permanent structure(s) shall mean any concrete foundation, concrete slab, wall, rockery, pond, stream, building, deck, overhanging structure, fill material, tree, recreational sport court, carport, shed, private utility, fence, or other site improvement that restricts or unreasonably interferes with the need to access or construct utilities in said easements(s). Permanent structure(s) shall not mean improvements such as flowers, ground cover and shrubs less than 3-feet in height, lawn grass, asphalt paving, gravel, or other similar site improvements that do not prevent the access of men, material, and machinery across, along, and within the said easement area. Land restoration by the City within the said easement area due to construction, shall mean planting grass seed or grass sod, asphalt paving, or gravel unless otherwise determined by the City of Puyallup. [short plat, pg. 1]
- Add this note to the face of the short plat document:

- The project site is designated a special flood hazard zone and was determined by examination of the Flood Insurance Rate Map (FIRM) Community Panel Number 53053C0341E, dated March 7, 2017. Prior to final building inspection and approval, a FEMA Elevation Certificate must be submitted and approved by the City of Puyallup Engineering Services Department verifying that the structure has been constructed and elevated in accordance with the City's floodplain Management Regulations.
- The project site is located in the regulated AE floodplain. Any new construction and substantial improvements in this zone must construct the lowest floor, including the basement, a minimum of one foot or more above the established base flood elevation. [short plat, pg. 1]
- According to the submitted critical area assessment, an off-site wetland was found to the south of this project. Minimum requirement 8 must be evaluated for this project. [prelim storm report, pg. 10]
- The project is proposing to construct greater than 5,000SF of new plus replaced hard surfaces. Minimum requirement 9 must be addressed as part of this project. An O&M manual can be submitted at the time of civil. For now, reference that MR 9 will be addressed at the time of civil application. [prelim storm report, pg. 10]
- Provide a map legend [short plat, pg. 1]
- City standard details 01.02.12 requires a 3' paving from the driveway to any adjacent property lines. [short plat, pg. 1]
- Minimum driveway width for a single-family home is 15'. [short plat, pg. 1]

Traffic Review - Bryan Roberts; (253) 841-5542; broberts@PuyallupWA.gov

- The city has adopted a City-Wide Traffic Impact Fee of \$4,500 per single-family home. Final fees will be calculated and assessed by the City at the time of building permit issuance.
- Park impact fee was established by Ordinance 3142 dated July 3, 2017, and shall be charged per new dwelling unit based on its size
- Per Puyallup Municipal Code Section 11.08.135, the applicant/owner would be expected to construct half-street improvements including curb, gutter, planter strip, sidewalk, roadway base, and pavement. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.
 - To facilitate future streetlights, conduit and junction boxes will be required along frontage (lots 1 & 2).
- ADA-compliant driveway approach is required for access.
- 14th St SW along the site is designated as a minor collector. City standards (Section 101.10.1) require minimum spacing of 150 feet.
 - Since this parcel already has two existing driveways, the existing single access will be allowed for this new lot.

CONDITIONS

No conditions at this time.

Sincerely,
 Nabila Comstock
 Assistant Planner
 (253) 770-3361
 NComstock@PuyallupWA.gov