



June 17, 2022
Electronic Submittal

Ms. Nabila Comstock
City of Puyallup
Planning Division
333 S. Meridian
Puyallup, WA 98371

RE: Response to 3rd Party Wetland Review
Permit PLSHP20220003
Our Job No. 22001

Dear Ms. Comstock:

We received the DRT letter #1 in response to our complete short plat application under permit PLSHP20220003. We are responding only to the 3rd party wetland review as the results greatly affect the responses to the balance of comments received. This approach was confirmed in the attached email exchange on 6/15/2022.

Please see the attached updated hydrology report from Habitat Technologies which confirms a lack of wetlands on the project site and responds to most of the 3rd party reviewer questions.

The 3rd party reviewer, Confluence Environmental Company, asked the following question related to the 100-year flood plain and those are provided below in italics followed by our response.

- 1. Proposed project effects on flood storage capacity and proposed compensatory restoration. Proposed impacts to flood storage volume and the compensatory storage proposed to offset project impacts to the floodplain.*

Response: The short plat provided a SEPA checklist as required by the City of Puyallup due to the presence of the floodplain. In this checklist the applicant identified that per survey approximately 7,576 square feet of the project site is within a 100-year floodplain, with a known base flood elevation of 32 ft. See site plan for location. Further, the applicant identified that less than 5 CY of fill is anticipated within the flood plain and compensatory flood storage will be provided, to the City of Puyallup standards, to compensate for any fill in the 100-year floodplain. Currently, the grading plans are conceptual, and we understand that the city engineering department will review and approve the grading plans including assuring that compensatory storage per PMC 21.07 is met with future site development and building permits. Adherence to this code will ensure that there is zero rise to the floodplain and therefore no effect on the flood storage capacity or volume.

Ms. Nabila Comstock
Planning Division

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June 17, 2022

We believe that the above responses, together with updated hydrology report, address all comments received from Confluence Environmental Company. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,



Cheryl Ebsworth
Senior Planner

CE

22001.docx

enc: As Noted

Cheryl Ebsworth

From: Nabila Comstock <NComstock@PuyallupWA.gov>
Sent: Wednesday, June 15, 2022 12:49 PM
To: Cheryl Ebsworth
Cc: DPS Permit Center; Anthony Hulse; Bryan Roberts; David Leahy; David Drake
Subject: RE: PLSHP20220003 DRT Letter #1

Hi Cheryl,

Yes, you should be able to submit the updated critical area report as a re-submittal (submittal 2). I will then send the critical area report to our third-party consultant for review and comments. I will send you their comments once they've completed their review.

After you've updated your survey map based on their responses and our comments from the first DRT letter, you can submit for a third re-submittal. I've mapped it out as follows:

Submittal 1: Original submittal; survey map, critical area reports, etc. DRT letter 1 has already been sent.

Submittal 2 (proposed): **Only** updated critical area report so you can receive comments – We will void all reviews except for “external agency” (third party consultant)

Submittal 3 (future): Updated survey map with adjustments made based on Confluence's comments. – Staff will review as normal

I've CC'd our permit center and other reviewers on this e-mail as well so they are informed of what you are proposing to do for your second submittal.

I cannot speak on a timeframe for our third-party's review yet. I can ask them what their timeline is once we send out the report.

Please let me know if you have any questions.

Thank you,
Nabila Comstock
Assistant Planner | City of Puyallup
(253) 770-3361
ncomstock@puyallupwa.gov

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From: Cheryl Ebsworth <cebsworth@Barghausen.com>
Sent: Wednesday, June 15, 2022 9:45 AM

To: Nabila Comstock <NComstock@PuyallupWA.gov>

Subject: RE: PLSHP20220003 DRT Letter #1

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

Good Morning Nabila,

We have had Tom Deming with Habitat Technologies performing hydrology monitoring on the site to provide an update to his report and respond to the city's wetland consultant comments. We would like to resubmit that update ahead of other resubmittal items to be sure we have agreement on the wetland as that certainly affects the other responses. I want to confirm that is acceptable and what review/approval timeframe we should expect for that review.

Thank you,

Cheryl Ebsworth | Senior Planner

Office: 425-251-6222 | Direct: 425-656-7431

Barghausen Consulting Engineers, Inc.

18215 72nd Avenue South, Kent, WA 98032

<http://secure->

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From: Nabila Comstock <NComstock@PuyallupWA.gov>

Sent: Wednesday, April 13, 2022 4:39 PM

To: Cheryl Ebsworth <cebsworth@Barghausen.com>

Cc: Kris Mullan <kjmullan@yahoo.com>

Subject: PLSHP20220003 DRT Letter #1

Hello,

I have attached your first Development Review Team (DRT) Letter for the PLSHP20220003 – Mullan Short Plat. If you have department-specific questions regarding comments to be addressed or notes, please feel free to reach out to the reviewer whose contact information is available in the attached letter. Questions regarding permit re-submittal logistics can be directed to our permit center at PermitCenter@PuyallupWA.gov.

Please address and review the comments included in the DRT letter and resubmit revised permit materials and respond in writing to the remaining items that need to be addressed. Please upload your re-submittal and written responses to the CityView Portal for your permit PLSHP20220003.

Thank you,

Nabila Comstock

Assistant Planner | City of Puyallup

(253) 770-3361

ncomstock@puyallupwa.gov

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