



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

August 17, 2022

Heidi Renea Kihlman
2106 Pacific Avenue Suite 300
Tacoma, WA 98402

Application: PLPSP20220120

Property Location: 1115 E MAIN Puyallup, WA 98372

Re: PLPSP20220120, Preliminary Site Plan, Taco Time Puyallup

Your application was reviewed for completeness on August 16, 2022. The following is not a thorough review. Staff finds the application is incomplete at this time and additional information is required in order to review this proposal. Review of your application will resume upon resubmittal of all required items outlined below. Please address all comments and provide all requested items in one submittal to the Planning Department. Per CDC Section 702.I, you are required to provide a complete response that adequately addresses each comment or formally request an extension within 30 days of the date of this letter or the application may be terminated.

Missing Submittal Requirements:

- Critical Area Reports
 - Submitted report is older than 5 years.

Preliminary Review Corrections:

- Applicants for development permits in the 100-year regulated floodplain shall submit a habitat assessment prepared by a qualified biologist evaluating the effects and/or indirect effects of the proposed development (during both construction and operation) on the floodplain functions and documenting that the proposed development will not result in “take” of any species listed as threatened or endangered under the ESA. See PMC 21.07.050 (c) for more details on the required report elements. Once received, the report will be reviewed by the City's third-party biologist to ensure the City agrees with the findings of the assessment. The City will also forward the report to FEMA for review. Additional corrections may be required as a result of these reviews.
- Shoreline of the State: Your proposal is located within 200 ft of a regulated shoreline of the State. Areas within 200' of the Ordinary High Water Mark require compliance with the Shoreline Master Program (SMP). An ‘ordinary high water mark determination’ report from a qualified biologist, surveyed onto the plat drawing by a licensed surveyor.
- Wetland and/or wetland buffer areas: The proposal is located within 300 ft of a known or suspected regulated wetland. A report from a qualified wetland biologist, meeting the requirements of PMC 21.06.950 and 21.06.530 is required for any lands suspected (mapped or unmapped) or known on a site or a site within 300' of suspected or known wetlands. The report must have been produced in the last 5 years to be valid.
- Stream and/or stream buffer areas: Your proposal is located near a known or suspected



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regulated stream or stream buffer area. A report from a qualified biologist, meeting the requirements of PMC 21.06.1070 and 21.06.530 is required for any lands suspected (mapped or unmapped) or known on a site or a site within 300' of suspected or known streams.

The applications shall only be considered complete when all of the above information is submitted. The applications will not be processed further until the application is considered complete.

Feel free to contact me with any questions or concerns.

Sincerely,

Nabila Comstock
Assistant Planner