

## TECHNICAL MEMORANDUM

**TO:** Rachael Brown, Planner, City of Puyallup

**FROM:** Lisa Palazzi, CPSS, PWS, SCJ Alliance

**DATE:** December 3, 2020 (Sept. 2020 Update from June 2019)

**PROJECT #:** 727.07 Task 01 (P19-0061)

**SUBJECT:** Artz Wetland Revised Report Review – West parcel

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### 1.0 PROJECT DESCRIPTION

The City of Puyallup requested that SCJ Alliance provide a third technical review of a Critical Areas report prepared by Habitat Technologies (HT). The original HT report describing development on two adjacent parcels was dated June 4, 2019, and two earlier reviews of that report were provided in March 2020 and in August 2019.

The first updated HT report described a proposal to build a single duplex on the eastern of the two parcels that were discussed in the August 2019 report – TPN 0419095022.

This report discusses a proposal to build a single duplex on the western of the two parcels. This parcel had more development limitations than the eastern parcel, as more of the parcel was covered by wetland and buffer.

There were some earlier concerns during review about whether linking permitting of the eastern parcel with the western parcel might be critical for permitting. It is our understanding that those concerns have been resolved. We have already provided a review on the proposal for the eastern parcel in a separate Technical Memo. This review is limited to assessing the proposal for the western parcel, as described in the HT report dated September 18, 2020 (updated from June 4, 2019) which relates only to the western parcel.

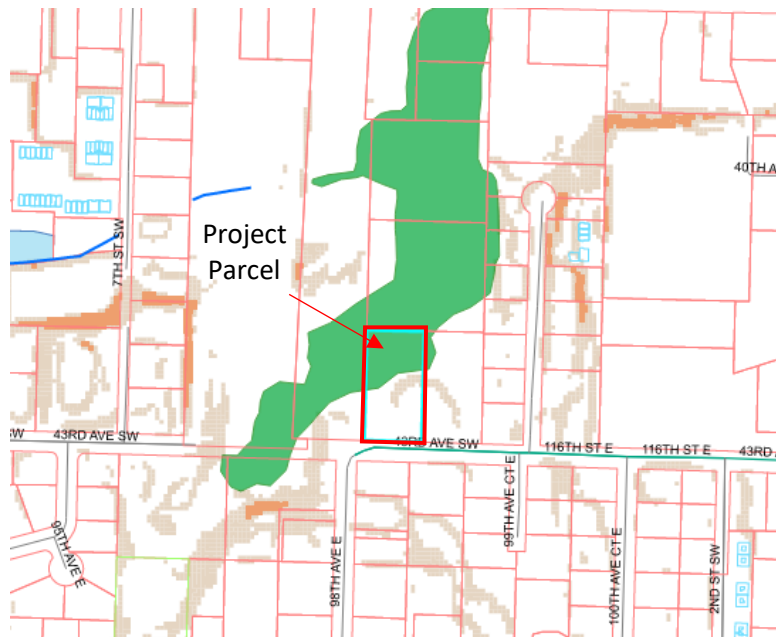


Figure 1. Adapted from Figure 6 of the HT Report, showing 4 subject parcels and wetland/stream areas.



## 2.0 EXECUTIVE SUMMARY

Please note that many of the comments below are similar to the comments provided for the eastern parcel review

### Updated Report Summary

- We appreciate inclusion of a survey map of the delineated wetland boundary and a site plan – which is very helpful, but please reference the Site Plan Figure number or page number in the report for future submittals. The scaled drawing (on the final page of the report) shows location and coverage of the proposed duplex and septic system drain field easement (located outside of the primary parcel, on an adjacent parcel farther to the west) in relation to the wetland buffer. The current drawing documents that these impacts are outside of the standard buffer.
  - The site plan is not overlaid on a topography map – which was previously requested. However, we were able to look up and verify topography conditions on the Pierce County topo maps.
  - Please provide a topography base map for future site plan submittals.
- Ideally, the report figures would also include the Floodplain mapping, as depicted in Figure 2 below, but as the development does not infringe on the floodplain, the lack of this Figure in the report is acceptable.
  - We note the reference to Pierce County Base Flood Elevations on page 3 in relation to the development area, which is helpful.

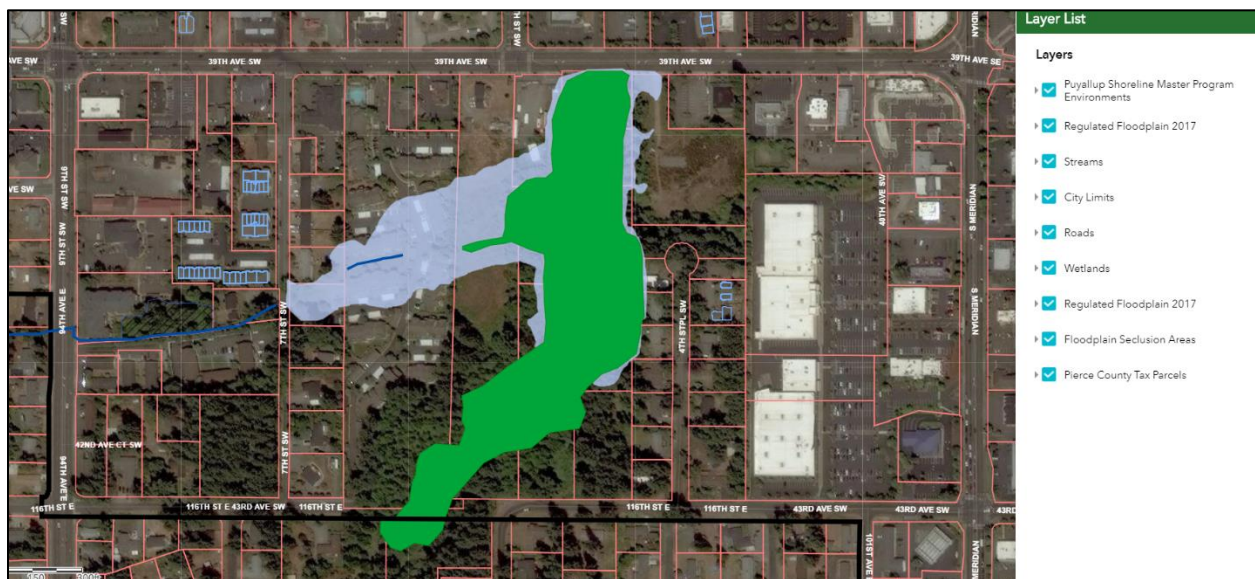


Figure 2. City of Puyallup mapping, showing wetlands, streams and floodplains.

- The rating results table is correct and indicates a Habitat score of 5. Based on current scoring guidance, this results in a 60-ft standard buffer.
- The report is acceptable as written.