

TECHNICAL MEMORANDUM

TO: Rachael Brown, Planner, City of Puyallup

FROM: Lisa Palazzi, CPSS, PWS, SCJ Alliance

DATE: November 20, 2020 (Update from April 6, 2020 and March 6, 2020)

PROJECT #: 727.07 Task 01 (P19-0061)

SUBJECT: Artz Wetland Revised Report Review

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 in upland buffer at the southern end of only the eastern of the two parcels that were discussed in the August 2019 report – TPN 0419095022 at 409 43rd Avenue SW (Figure 1). There

were some concerns 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, and therefore, we do not provide any further discussion about the western parcel.

The currently submitted HT report (Dated October 7, 2020) relates only to the eastern parcel.

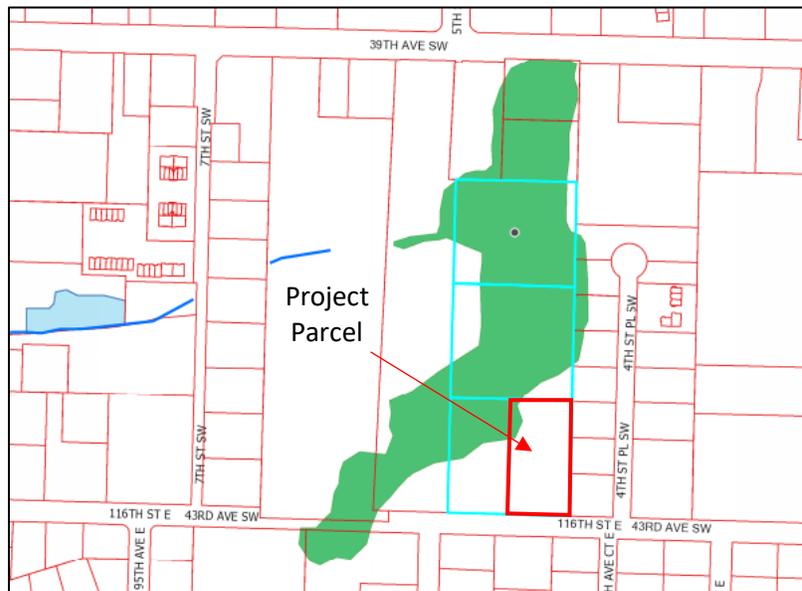


Figure 1. Adapted from Figure 6 of the HT Report, showing 4 subject parcels and wetland/stream areas.



2.0 EXECUTIVE SUMMARY

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 drainfields in relation to the wetland buffer, and documents that these impacts are outside of the standard buffer.
 - The site is not overlaid on a topography map – which was previously requested. However, we were able to look up and verify topo 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.

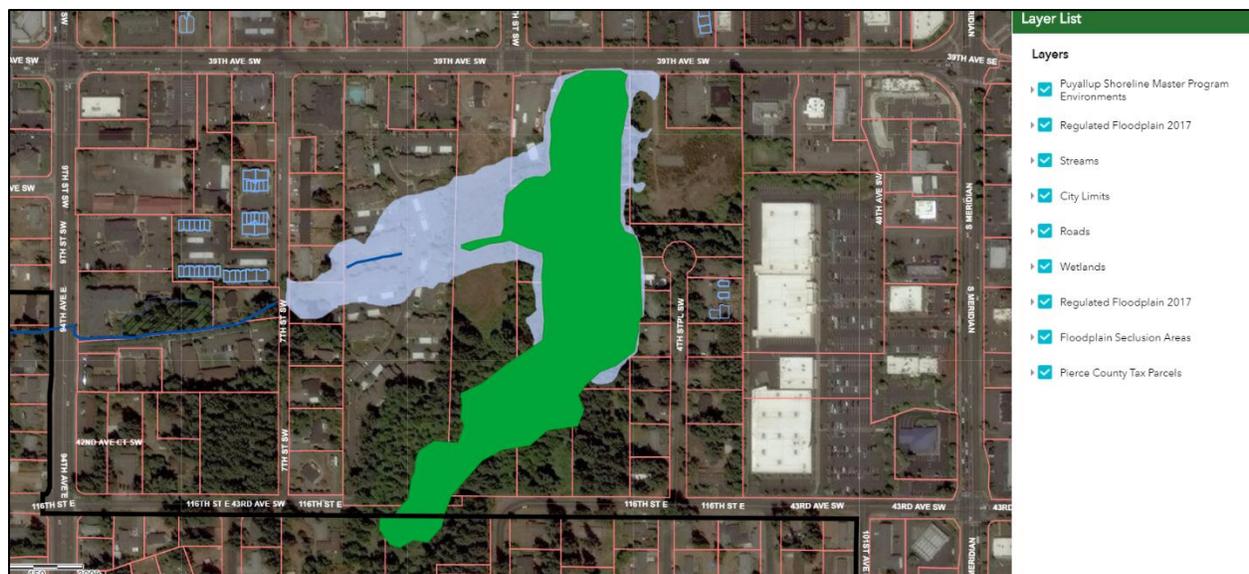


Figure 2. City of Puyallup mapping, showing wetlands, streams and floodplains.

- 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.