February 6, 2026
HWA Project No. 2024-042-01 Task Order 06

City of Puyallup
333 S. Meridian
Puyallup, Washington 98371

Attention: Ms. Rachael Brown, Associate Planner

Subject: **Geotechnical Peer Review**
27th Avenue SE Townhomes
Permit Application No. PLPSP20250051
Puyallup, Washington

Dear Ms. Brown,

An applicant proposes to construct a new residential plat with associated infrastructure improvements near the northeast corner of the intersection between South Meridian and 27th Avenue SE (Parcel No. 04903-2093) in Puyallup, Washington (site).

At the request of the City of Puyallup (City), HWA GeoSciences Inc. (HWA) reviewed geotechnical portions of the following documents for compliance with relevant chapters of the Puyallup Municipal Code (PMC) 21.06:

- C.E.S. NW, Incorporated. 2025. Response to Comments for 27th Avenue Townhomes application (Permit #PLPSP20250051) (CES #24208). December 17.

- C.E.S. NW, Incorporated. 2025. 27th Ave SE Townhomes Preliminary Site Plan. December 16.

- Earth Solutions NW, LLC. 2025. Geotechnical Engineering Study, Proposed Townhomes 113 – 27th Avenue Southeast, Puyallup, Washington. ES-10212. January 28.

After reviewing the above referenced documents, HWA offers the following review comments:

Review Comment 1: Per Section 21.06.1230(4) of the PMC, there is a seasonal clearing restriction that limits clearing activities to be conducted between April 1 and October 31 each year unless extended by the City on a case-by-case basis. Earth Solutions should amend the Site Preparation and Earthwork section of the geotechnical report to include this restriction.

Review Comment 2: Per Section 21.06.1270(4)(a) of the PMC, critical area report requirements for geologically hazardous areas shall address all geologically hazardous areas within 200 feet of the project area. Based on HWA's review of the City's mapped landslide hazards, there is a high potential landslide area west of the project site, on the east side of South Meridian, that is within 200 feet of the project site. Earth Solutions should amend the Landslide Hazard Areas section of the geotechnical report to include mention of this mapped hazard.

Review Comment 3: During review of the provided geotechnical report and site plan HWA noted that the proposed building locations on the geotechnical report Subsurface Exploration Plan (Plate 2) differs from the proposed building locations on the Preliminary Site Plan. HWA recommends that the geotechnical recommendations and evaluated site conditions provided in the geotechnical report be reviewed to ensure that they are adequate for the proposed building locations provided on the Preliminary Site Plan, and that the geotechnical report Subsurface Exploration Plan (Plate 2) be updated to reflect the proposed building locations shown on the Preliminary Site Plan.

This letter has been prepared to facilitate the City of Puyallup's evaluation of permit submittal documents for the proposed development near the northeast corner of the intersection between South Meridian and 27th Avenue SE (Parcel No. 04903-2093) in Puyallup, Washington (site). HWA reviewed geotechnical portions of the referenced documents for compliance with portions of Chapter 21.06 of the Puyallup Municipal Code and for conformance with standard geotechnical engineering practices. HWA's peer review does not diminish the responsibility of the applicant's geotechnical consultant to serve as the project's Geotechnical Engineer of Record. Furthermore, the applicant's consultants are responsible for preparing a design suitable for the site conditions.

We appreciate the opportunity to provide geotechnical engineering services on this project. Should you have any questions or comments, or if we may be of further service, please do not hesitate to contact the undersigned at your convenience.

Sincerely,

HWA GEOSCIENCES INC.

Mary Alice Benson, L.E.G
Geologist

Amy Power, P.E.
Geotechnical Engineer

References

City of Puyallup. Puyallup Municipal Code, Chapter 21.06 Critical Areas. Includes legislation through January 27, 2026, uploaded on January 30, 2026.

City of Puyallup. City of Puyallup – Critical Areas App. Accessed at https://experience.arcgis.com/experience/94f2b2acd1dd454d87e72c83ce3d0e2f/ on February 1, 2026.