



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

[www.cityofpuyallup.org](http://www.cityofpuyallup.org)

April 16, 2026

Steve Voorhies  
9027 PACIFIC AVENUE, SUITE #4  
TACOMA, WA 98444

**Application:** PLSHP20260039

**Property Location:**

**Re:** PLSHP20260039, Preliminary Short Plat, RAYCO VENTURES SHORT PLAT

Your application was reviewed for completeness on April 16, 2026. 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 permits portal. You are required to provide a complete response that adequately addresses each comment.

**Missing Submittal Requirements:**

- **Potential landslide hazard areas**
  - o As stated in the pre-application notes for this proposal, there are steep slopes located on this property that appear to be greater than 15%, which require you obtain a Geotech report ([PMC Article XII 21.06.1270 Geologically Hazardous Areas](#)). The qualified professional you hire will address the project area of your proposed work, assess the geology, hydrology, soils, etc. and also establish a building buffer determining where you can build.
- **Floodplain**
  - o As stated in the pre-application notes for this proposal, this property is located within the floodplain. A habitat assessment conducted by a certified biologist is required in order to evaluate effects and/or indirect effects of the proposed development on the floodplain functions. More information for the critical area report for the floodplain and protected species can be found in [PMC 21.07 – Flood Damage Protection](#).
  - o The following are required to be filled out by the biologist you hire
    - [FEMA Habitat Assessment Guide](#)
  - o [Critical Area Report Checklist - Floodplain Habitat Assessments](#)

**Preliminary Review Corrections:**

**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.**



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Feel free to contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Nabila Comstock". The signature is written in a cursive, flowing style.

Nabila Comstock  
Associate Planner