



CITY OF PUYALLUP

Development Services Department

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June 21, 2012

Rory Grindley, Pierce County Traffic Engineer
2702 South 42nd Street, Suite 201
Tacoma, WA 98409

Re: Tarragon Binding Site Plan – P-12-0005 – SEPA comment

Thank you for your timely comment letter dated June 7, 2012 on the above referenced project application and associated SEPA determination. Pursuant to WAC section 197-11-550 (8), the city hereby formally responds to your comment letter.

City staff has carefully reviewed the content of your letter and shared the Pierce County recommended SEPA mitigation measure addition with the project design engineer and traffic engineer for Tarragon. In that June 7, 2012 comment letter Pierce County staff recommends that an additional eastbound vehicular travel lane be added near the intersection of Freeman and Valley in response to the project traffic impacts at that intersection.

We have attached a June 19, 2012 supplemental traffic impact analysis letter from the applicant to this communication. As you can see from the content of the additional traffic impact analysis provided by the project traffic engineer, Mr. Greg Heath, P.E., it appears that while some impacts will occur to the intersection of Freeman Road and Valley Avenue, those project impacts are not anticipated to decrease the level of service in such a way which would warrant the additional mitigation measure Pierce County suggested be included as a part of the subject SEPA determination. The SEPA Responsible Official, along with the city's Engineering Services Division, has reviewed the June 19, 2012 analysis from Mr. Heath and concur with the findings therein. Based on that analysis, the city does not have evidence that a clear reduction in level of service is anticipated at this intersection due to project impacts. Thus, we do not find that additional off-site mitigation measures are warranted in this instance.

It should be noted that the city did in fact "hold" the appeal timeline for this project in processing your comment letter and reviewing the additional analysis from the project traffic engineer. The city's SEPA Responsible Official will be restarting the appeal timeline as of the date of this letter; the new appeal deadline is **July 6, 2012, 5:00PM**.

It should also be noted that the binding site plan itself has at this point been postponed by the project applicant due to "extenuating circumstances" until a future date uncertain.

Please call me at (253) 841-5418 or email me at cbeale@ci.puyallup.wa.us with any questions regarding this letter.

Sincerely,



Chris Beale
Associate Planner

Attachment(s): June 19, 2012 Traffic Impact Analysis letter from Mr. Greg Heath

Cc: Tom Utterback, Development Services Director, City of Puyallup
Colleen Harris, Engineering Services Manager
Dan Balmelli, P.E., Barghausen Engineers
Greg Heath, P.E., Heath & Associates
Adonais Clark, Senior Planner, Pierce County
Russell Blount, P.E., Public Works Director, City of Fife