

Buckley City Planner

From: Randall n Jendall <rannjen@comcast.net>
Sent: Friday, May 27, 2016 4:28 PM
To: cityplanner@cityofbuckley.com
Cc: Mayor Pat Johnson
Subject: Development on Couls Ave

We all saw the sign you put up this morning.
There is nothing on your website, there are no maps, no proposals....whats up...

Are you going to finish the project on Couls Ave that got started 18 years ago or so, sidewalks, storm drains that work, etc, or are you just going to collect the fees and taxes and not worry about what 12 more residences on the street will do.

Our yards already flood when it rains, the storm drains can't handle the water now, which is what the city guy said 12 years ago, and yet it continues to happen....etc...etc...etc..pictures speak a thousand words.

How about the congestion that is already apparent on 410 between Enumclaw and Buckley
????????????Improvements there??????????

How about the city park down the street that looks abandoned.....

How about the 800 sq ft improvement for the police chief, wasn't the original brick building still available to move back in to? Wish I could have 1.5 mill for an 800 sq ft office improvement.

Maybe you can get the marijuana stores to pitch in some of their massive profits to make town a little more livable for those of us who "may" choose to still live here.

Not to mention all of the other residential building you are approving, with IMPROVING.....

Just another citizen I guess,

Randy White

Buckley City Planner

From: Devon Boyle <dboyle@cityofbuckley.com>
Sent: Tuesday, June 07, 2016 7:19 AM
To: Kathy James Thompson
Subject: FW: Couls Cottages

From: Tina Vaslet [<mailto:tvaslet@piercetransit.org>]
Sent: Monday, June 06, 2016 5:08 PM
To: dboyle@cityofbuckley.com
Subject: RE: Couls Cottages

Good Afternoon Devon,

Thank you for the opportunity to review the aforementioned application. Since Pierce Transit does not currently provide service in this area, we have no comments.

Regards,

Tina Vaslet, Planner II | T: 253.983.2706 | C: 253.255.8521
3701 96th St. SW, Lakewood, WA 98499 | piercetransit.org



From: Devon Boyle [<mailto:dboyle@cityofbuckley.com>]
Sent: Wednesday, June 01, 2016 2:28 PM
To: Cascade Water Alliance; Cascade Water Alliance; City of Auburn; 'City of Bonney Lake'; City of Enumclaw; City of Puyallup; 'City of Sumner'; Department of Commerce; Department of Ecology; Department of Fish and Wildlife; Department of Natural Resources; Department of Transportation ; Muckleshoot Tribe; Muckleshoot Tribe; Muckleshoot Tribe; muckleshoot tribe; Pierce County Health Dept.; Pierce County SEPA Official; Pierce Cty Health Dept; Monica Adams; Puget Sound Energy; Puget Sound Water Quality Action Team; SEPA/GMA Coordinator; WA DSHS; Yakama Nation Environmental Management Program
Subject: FW: Couls Cottages

Attached is the SEPA checklist for the above listed project. All the files are also available on the website. If you have any questions, you can contact Kathy Thompson at cityplanner@cityofbuckley.com or by phone at 360-761-7812.

Devon

Devon Boyle

Permit Tech/Public Works Clerk

PO Box 1960

Buckley WA 98321

360-761-7810

dboyle@cityofbuckley.com

I don't believe you have to be better than everybody else. I believe you have to be better than you ever thought you could be.

Ken Venturi

Buckley City Planner

From: Lyle Jones <ljones18715@hotmail.com>
Sent: Thursday, June 02, 2016 10:56 AM
To: cityplanner@cityofbuckley.com
Subject: Coul Cottages

Kathy, there is a drainage problem with this land that need to be addressed. When it rains hard for about a day our back yard floods as well as the neighbors Wheilands, Warren who lives on Division and he has the full story about the drainage problem as well as LLOYD Blanusia who lives on Coul ave.

as I understand the present drain is only a 4" PIPE THAT DRAINS TO DIVISION AND IT CANNOT CARY THE STORM WATER WHET RAINS AND WE HAVE TO WAIT TILL IT DRAINS BEFORE WE CAN DO ANYTHING IN OUR BACK YARD, also so do Wheilands.

In Christ Jesus, Lyle P. Jones
PO Box 281/451 Coul Ave.
Buckley, WA 98321
phone: 360-829-9293



Buckley City Planner

From: Karen Walter <KWalter@muckleshoot.nsn.us>
Sent: Tuesday, June 14, 2016 4:17 PM
To: Buckley City Planner
Subject: RE: Couls Cottages, SCH-3089, Notice of Application and Optional Determination of Non-Significance
Attachments: Couls Cottage GoogleEarth_Image.jpg

Kathy,

We received the Notice of Application for the proposed Couls Cottage plat project referenced above. We have reviewed the information provided and have a question/comment about this project:

The checklist indicates that there are not wetlands, streams, etc. on or adjacent to this site (see responses to B.3.a). However, from a review of Buckley's critical areas map regarding known wetlands and an aerial photograph from Google earth, there appears to be vegetation onsite that may be indicative of wetland or wetland conditions that should be further investigated. The Google Earth screen shot is attached with a pin showing the area of concern. I would encourage the City to have a wetland expert review this area further (and the rest of the proposed project site) to see if there is a wetland on site prior to completing environmental review of this project.

We appreciate the opportunity to review this proposal and look forward to the City's responses.

Thank you,
Karen Walter
Watersheds and Land Use Team Leader

*Muckleshoot Indian Tribe Fisheries Division
Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116*

From: Devon Boyle [<mailto:dboyle@cityofbuckley.com>]
Sent: Wednesday, June 01, 2016 2:28 PM
To: Cascade Water Alliance; Cascade Water Alliance; City of Auburn; 'City of Bonney Lake'; City of Enumclaw; City of Puyallup; 'City of Sumner'; Department of Commerce; Department of Ecology; Department of Fish and Wildlife; Department of Natural Resources; Department of Transportation ; Mike Middleton; Laura Murphy; Erin Slaten; Karen Walter; Pierce County Health Dept.; Pierce County SEPA Official; Pierce Cty Health Dept; 'Pierce Transit'; Puget Sound Energy; Puget Sound Water Quality Action Team; SEPA/GMA Coordinator; WA DSHS; Yakama Nation Environmental Management Program
Subject: FW: Couls Cottages

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Devon

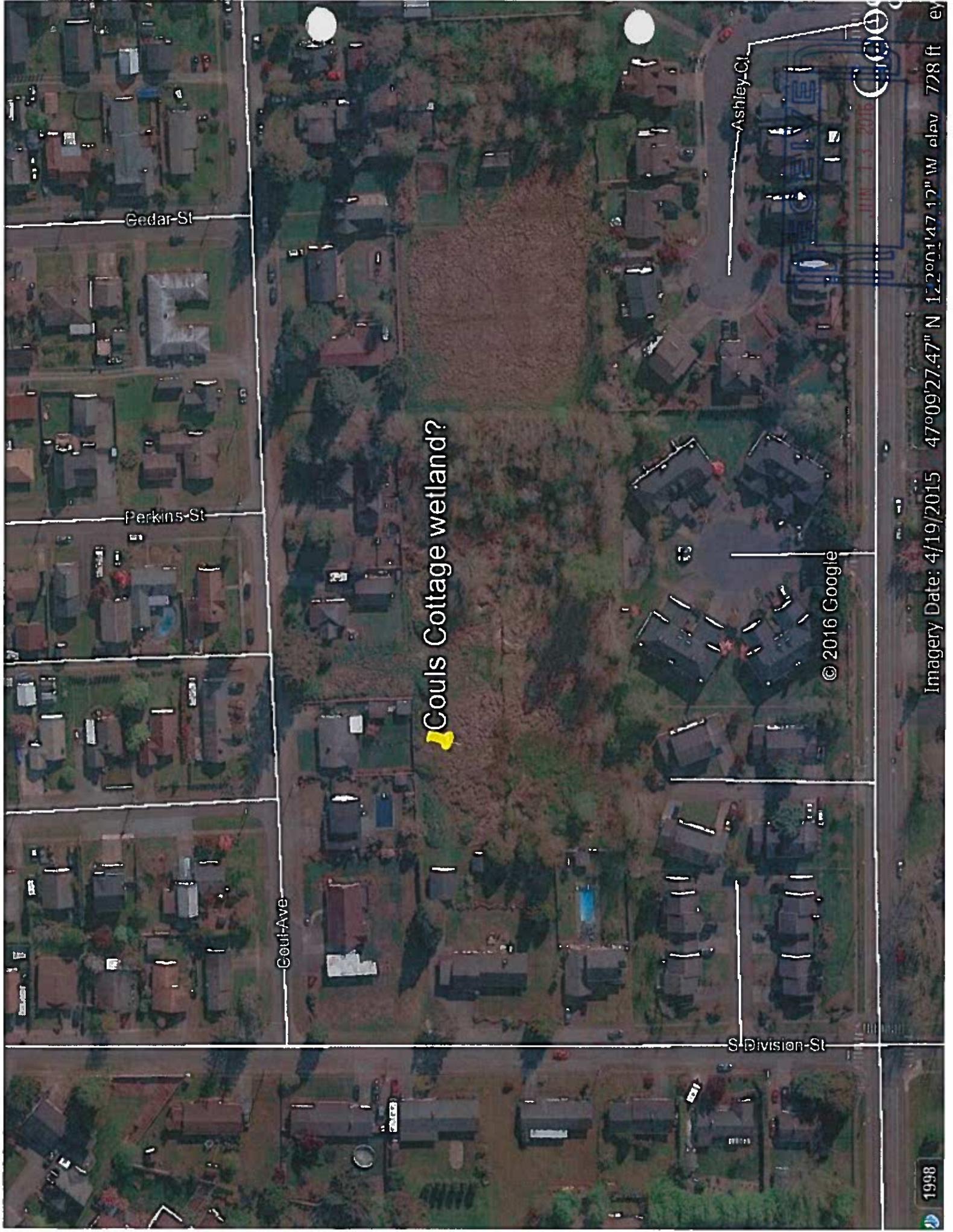
Devon Boyle
Permit Tech/Public Works Clerk
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Ken Venturi



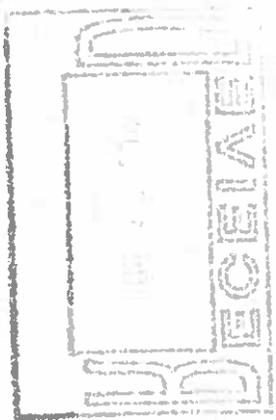
Couls Cottage wetland?

© 2016 Google

1998

Imagery Date: 4/19/2015 47°09'27.47" N 122°00'17.17" W elev 778 ft







STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 · Olympia, Washington 98504-7775 · (360) 407-6300
711 for Washington Relay Service · Persons with a speech disability can call 877-833-6341

June 15, 2016

Kathy James, City Planner
City of Buckley
Planning Department
PO Box 1960
Buckley, WA 98321

Dear Ms. James:

Thank you for the opportunity to comment on the optional determination of nonsignificance/notice of application for the Couls Cottages Project (File # SCH-3089) located between 527 and 573 Couls Avenue as proposed by Jake VanderVies, VanderVies Construction. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

TOXICS CLEANUP: Eva Barber (360) 407-7094

If contamination is suspected, discovered, or occurs during the proposed construction of a cottage housing development, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Eva Barber with the SWRO, Toxic Cleanup Program at the phone number given above.

WATER QUALITY: Chris Montague-Breakwell (360) 407-6364

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or

sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.

- a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - [Application](#). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(SM:16-2858)

cc: Eva Barber, TCP
Chris Montague-Breakwell, WQ
Jake VanderVies, VanderVies Construction (Proponent)