

From: [Rachael N. Brown](#)
To: [Craig Deaver](#)
Cc: [Dawn Markakis](#); [Roger Hebert](#)
Subject: RE: PRRNSF20230918 and PRRNSF20230919 - Downtown Design Review with DRHPB Required
Date: Wednesday, August 9, 2023 4:39:00 PM
Attachments: [409 43rd Ave Downtown Design Review map.png](#)
[PRRNSF20230919 DDG Manual.pdf](#)

Hello Craig,

I have confirmed that the duplexes are required to go through design review with the Design Review and Historic Preservation Board. See attached map of areas withing the vicinity of this site that are subject to the Downtown Design Review requirements. To aid you in your preparation of the design review submission, I have marked up a copy of the Downtown Design Guidelines to indicate which sections would apply to this project scope and which would not. Since this project is not considered a large project, the 'high quality materials' standard you are referring to, is optional, not required.

Best Regards,

Rachael Brown (She/Her)
Associate Planner
City of Puyallup
(253) 770-3363
New email: rbrown@PuyallupWA.gov

Did you know that you can easily look up the zoning of any property in the City of Puyallup? Just visit our interactive [zoning map](#). Need to know if you property is in or near a critical area such a wetland? Visit our interactive [critical areas map](#).

From: Craig Deaver <cdeaver@cesnwinc.com>
Sent: Thursday, August 3, 2023 12:57 PM
To: Rachael N. Brown <RNBrown@PuyallupWA.gov>
Cc: Dawn Markakis <dmarkakis@cesnwinc.com>; Roger Hebert <Roger@hchomesinc.com>
Subject: RE: PRRNSF20230918 and PRRNSF20230919 - Downtown Design Review with DRHPB Required

CAUTION: This is an External Email. Do not click links or open attachments unless you are expecting them.

Hello Rachael,

We are concern about the downtown design requirements. Is this site really required to go through the Downtown design. The site is adjacent to Pierce County zoning and not actually in the downtown Puyallup area, I don't understand how this review would apply to our site. It appears the downtown design initial concepts began in 1992 according to the Chapter 11: Downtown Neighborhood Plan from the Comp Plan. Are we not vested in the original short plat 79-557

recorded in 1979? What is the trigger for design review. These are two story duplexes and upon review of the code I am not sure the downtown design applies.

How long will it take to process the Downtown design review? Our client would like to start construction immediately. In our clients past experience with these requirements the required materials are more expensive and in some cases hard to find.

Please verify duplexes are required to go through this process. I appreciate your time on this matter.

Thank you,
Craig Deaver
Principal
C.E.S. NW Inc.
429 29th Street NE Suite D
Puyallup, WA 98372
253-848-4282 Office
253-686-6040 Cell

From: Rachael N. Brown <RNBrown@PuyallupWA.gov>
Sent: Tuesday, July 25, 2023 2:55 PM
To: Craig Deaver <cdeaver@cesnwinc.com>
Subject: PRRNSF20230918 and PRRNSF20230919 - Downtown Design Review with DRHPB Required

Hello Craig,

I wanted to give you a heads up that it looks like the duplexes on 43rd Ave will be reviewed under our Downtown Design review guidelines. The design review application will be reviewed by the design review and historic preservation board at a public meeting. You will need to submit for a separate design review permit so that we can get you on the soonest possible design review board meeting date. The application form can be downloaded from the City website here: www.cityofpuyallup.org/DocumentCenter/View/12898/Downtown-Design-Review-Application_2020. Please submit this application form through the City's online permit portal by applying for the Planning permit called "Downtown Design Review". The Downtown Design Guidelines can be downloaded at www.cityofpuyallup.org/DocumentCenter/View/1362/Downtown-Design-Guidelines-.

If you have any questions at all about this process or how to fill out the forms or prepare any of the required documents, please don't hesitate to reach out.

Best Regards,

Rachael Brown (She/Her)

Associate Planner

City of Puyallup

(253) 770-3363

New email: rbrown@PuyallupWA.gov

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