



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

June 21, 2023

Jessy Linzy  
985 Walnut Ave  
Vallejo, CA 94592

<b>DEVELOPMENT REVIEW TEAM (DRT) LETTER</b>	
DRT #	1
PERMIT #	PLTR20230067
PROJECT NAME	2023 Four Removals Needing Permits for Meridian Pointe
PERMIT TYPE	Tree Removal of Significant or Critical Area Tree
PROJECT DESCRIPTION	This permit application is for the removal and one for one replacement of four trees. Three trees are significant trees on a multifamily property. One tree is not significant, but I believe is a city tree in front of the property that should be removed.
SITE ADDRESS	407 VALLEY AVE NE, PUYALLUP, WA 98372;
PARCEL #	0420222056;
ASSOCIATED LAND USE PERMIT(S)	
APPLICATION DATE	June 14, 2023
APPLICATION COMPLETE DATE	June 15, 2023
PROJECT STATUS	<b>Active Development Review Team (DRT) review case – resubmittal required.</b> Please address review comments below and resubmit revised permit materials and by responding in writing to the remaining items that need to be addressed.
APPROVAL EXPIRATION	<b>N/A</b> – Active permit application, not approved

<b>CONDITIONS</b>	<p><b>Active permit application, not approved;</b></p> <p>Pursuant to PMC 20.11.022 regarding inactive applications, any and all pending land use applications or plat applications shall be deemed null and void unless a timely re-submittal is made to the City within 1 year of issuance of this Development Review Team (DRT) comment letter.</p> <p>DRT review letters typically identify requested corrections, studies or other additional required pieces of information necessary to demonstrate conformance with the City's adopted development standards and codes.</p> <p>Subsequent applicant re-submittals shall make a good faith effort to respond to each request from this letter in order for the application to remain active. The failure to provide timely responses or lack of providing the requested material(s) within the 1-year window following DRT comment letter issuance shall be grounds for expiration, thus deeming the pending application null and void with or without a full or partial refund of application fees.</p>
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The City has completed the review of the above-mentioned permit submittal. All of your review comments, conditions, and redlined plans can be found on the [City's permit portal](#). Redlined plans can be found on the City's Permit Portal in the "Reviews" section under "Documents Returned for Corrections". Below please find the permit submittal review comments from your review team and re-submittal instructions. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

### Re-submittal Instructions

To resubmit, you must respond to all comments in a written response letter and submit a letter of transmittal. Letter of transmittal and response letter must be submitted to the 'Correction Response Letter' item listed in the submittal items list. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: If you do not resubmit as instructed your re-submittal will be rejected. If you have any questions about how to resubmit, please contact the permit center at [permitcenter@puyallupwa.gov](mailto:permitcenter@puyallupwa.gov).

- 1 Log in to your permits portal and navigate to the [status page](#) for this permit. Under the 'Upload Documents' section, select 'click here to upload document'.
- 2 For each submittal item listed re-submit a new version of the submittal item by clicking the "New Version" button next to the file name of the original file submitted. DO NOT

click the 'browse' button unless the document you are submitting for that submittal item is not a new version of the originally submitted document.

3

Click 'Upload Documents' at bottom of the page.

## How to use this letter

This review letter includes two sections: **"Corrections"** and **"Conditions"**.

The **"Corrections"** section includes all items that the applicant must address to comply with the Puyallup Municipal Code (PMC) and city standards. Items listed in under **Action Items** require a resubmittal under this permit for further review by the Development Review Team (DRT); your application is not approved. Please make those updates to the proposed plans and resubmit for review. Please include a response letter outlining how you have revised your proposal to meet these items for ease of plan check by DRT members.

The **"Conditions"** are items that will govern the final permit submittal(s) for the project. Please be aware that these conditions will become conditions of the final permits and/or recommendations to the Hearing Examiner, if applicable.

If you have questions regarding the action items or conditions outlined in this letter, please contact the appropriate staff member directly using the phone number and/or email provided.

## Corrections

**Planning Review** - Gabriel Clark; (253) 770-3330; GClark@puyallupwa.gov

- Per PMC 21.06.410 (1) (e) The landowner shall replace any trees that are felled with new trees at a ratio of two replacement trees for each tree felled or limbed within one year in accordance with an approved restoration plan. To the extent possible, any felled trees shall be left on site as a habitat feature/snag. The director may reduce the ratio when it can be demonstrated that a lower ratio is adequate to protect critical areas. Tree species that are native to the area shall be used.  
Trees 1, 4, 6, and 8 are located within a critical area or critical area buffer and would be required to comply with this code section above. Current plan is to remove and replace at a 1:1 ratio, please revise.

**Engineering Traffic Review** - Mico Hutchens; (253) 841-5430; mhutchens@puyallupwa.gov

- Tree removal adjacent to Valley AVE (tree 3) may require sidewalk and west bound lane closure. A Right of Way permit must be approved before removal of tree 3 and any other significant tree near/in the right of way, or which may cause a temporary closure to RoW facilities.  
Work in the right of way will also require submission of a Traffic Control Plan.

## Conditions

Condition Category	Condition	Department	Condition Status
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Sincerely,  
Gabriel Clark  
Planning Technician  
(253) 770-3330  
GClark@puyallupwa.gov