



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

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

August 03, 2023

CES NW Inc.

29th St. NE, suite D

Puyallup, WA 98372

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	3
PERMIT #	PLSHP20220104
PROJECT NAME	Puyallup Duplex Short Plat Amendment
PERMIT TYPE	Short Plat
PROJECT DESCRIPTION	Short plat amendment to eliminate the access easement dividing the lots and create an critical area tract to encompass the onsite wetland.
SITE ADDRESS	433 43RD AVE SW, PUYALLUP, WA 98373; 2427 43RD AVE SE, PUYALLUP, WA 98374; 409 43RD AVE SW, PUYALLUP, WA 98373;
PARCEL #	0419095003; 0419095022; 6025890750;
ASSOCIATED PERMIT(S)	P-19-0061; PLBDJ20220164; PRRNSF20230918; PRRNSF20230919
APPLICATION DATE	July 06, 2022
APPLICATION COMPLETE DATE	July 18, 2022
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 – Active permit application, not approved</b>
CONDITIONS	<b>Active permit application, not approved;</b> 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. 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.

	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.
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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

**Engineering Review** - Anthony Hulse; (253) 841-5553; AHulse@PuyallupWA.gov

- Both 409 and 433 43rd Ave SW are currently owned by HC Homes per the Pierce County Auditor and provided quit claim deed, revise accordingly.
- City of Puyallup Staff discussed fee in lieu for the proposed development. The City is not in favor of utilizing the fee in lieu program for the proposed development. 43rd Ave SW is considered a minor collector and would benefit from increased pedestrian infrastructure. Per the provided exhibits emailed 7/28/23, the city can accept exhibit 3 with a few modifications. 1. Shift the back of the sidewalk to abut the property line. 2. The proposed sidewalk must be ADA compliant. Due to the location of the hydrant, the sidewalk can be stopped just short of the western property line to avoid re-location. Additionally, the planter strip can be shortened to provide additional sidewalk width to provide a minimum 4' ADA pathway. 3. The planter strip width should vary along the western property line to avoid the sidewalk being placed on private property and require additional right of way dedication. The planting strip design will need to account for the roadway runoff. 4. Show the proposed street light on the south side of 43rd Ave SW. Show preliminary frontage improvements on the next submittal. [short plat, pg 2]
- The city is requiring frontage improvements for the proposed development. The requirement of curb and gutter makes this interceptor trench redundant and can likely be removed. [Storm Site Plan, pg 2]
- Full dispersion requires a 100' flow path to be preserved in a separate tract. Show the preserved area within an independent tract. [Storm Site Plan].
- Provide a legend for this sheet. [Storm Site Plan, pg 2]
- It does not appear that the proposed dispersion trench is sized correctly for minimum requirement #5. Provide a sizing calculation for the proposed roof area with the preliminary drainage report. [Storm Site Plan]
- Show required curb, gutter and sidewalk along the plat frontage and inherent stormwater mitigation within the public right of way. Public and Private stormwater facilities shall be separate. [Storm Site Plan, pg 2]
- The storm site plan and preliminary site plan do not match. The preliminary storm report states that "other hard surfaces" are being mitigated per full dispersion whereas the plans show the driveway infiltrating via a trench. Infiltration for the driveway is not an option for list #2, revise to another BMP or meet the LID performance standard. [Storm Site Plan, pg 3]
- Is this private storm drainage easement to allow lot 2 to discharge stormwater from their driveway approach onto lot 1? [short plat, pg 2]
- Show the proposed boundary line change per PLBDJ20220164 for the parking lot. The boundary line adjustment will need to be recorded prior to the short plat amendment being approved. [short plat, pg 2]

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

- Per meeting with City Staff, compile several alternative frontage designs for review.

## Conditions

Condition Category	Condition	Department	Condition Status
Submit With Civil Permit Application	Permanent critical area markers are required to be installed every 50 ft around the boundary of critical area buffers for the following critical areas; wetlands, streams, landslide hazard areas. See City buffer posting details at <a href="http://www.cityofpuyallup.org/1591/Master-Document-List">www.cityofpuyallup.org/1591/Master-Document-List</a> . The City will provide the buffer posting signs at no cost. Applicant is responsible for cost of post and all other materials for installation. Contact the Planning Division to order signs at <a href="mailto:Planning@puyallupwa.gov">Planning@puyallupwa.gov</a> .	Planning Division	Open
Submit With Civil Permit Application	At time of civil application submit the Right of Way Deed and REETA. These documents can be found on the City's website here: <a href="https://www.cityofpuyallup.org/DocumentCenter/View/7331/Appendix-C-?bidId=">https://www.cityofpuyallup.org/DocumentCenter/View/7331/Appendix-C-?bidId=</a>	Engineering Division	Open
Submit With Civil Permit Application	A connection to the SSMH is not desired by the City, tap the main with a sewer saddle per city standard 04.02.01. Address at time of civil application.	Engineering Division	Open
Submit With Civil Permit Application	The backflow devices will need to be placed downstream of the water meters. Address at time of civil application.	Engineering Division	Open
Submit With Building Permit Application	Permit submittals, reviews, fees and inspections are subject to applicable codes at time of complete permit submittal.	Building Division	Open
Submit With Building Permit Application	Mitigation Plan is required for any and all temporary or permanent impacts to the wetland or wetland buffer. Please provide a mitigation plan with your building permit that meets the requirements of PMC 21.06.610-650 and any specific mitigation requirements for the applicable critical area. A mitigation plan checklist must be completed and submitted with your mitigation	Planning Division	Open

Condition Category	Condition	Department	Condition Status
	plan. The mitigation plan checklist is available for download at: <a href="https://www.cityofpuyallup.org/DocumentCenter/View/16604">https://www.cityofpuyallup.org/DocumentCenter/View/16604</a>		

Sincerely,  
Rachael N. Brown  
Associate Planner  
(253) 770-3363  
RNBrown@PuyallupWA.gov