



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

December 20, 2024

Christopher S Dodos  
 2215 N 30th St. Suite 200  
 Tacoma, WA 98403

<b>DEVELOPMENT REVIEW TEAM (DRT) LETTER</b>	
DRT #	1
PERMIT #	PLBDJ20240103
PROJECT NAME	East Town Crossing
PERMIT TYPE	Boundary Line Adjustment
PROJECT DESCRIPTION	BLA involving 7 parcels. Result will be 3 parcels.
SITE ADDRESS	1001 SHAW RD, PUYALLUP, WA 98372;
PARCEL #	0420355025;
ASSOCIATED LAND USE PERMIT(S)	P-20-0027 P-20-0042 P-20-0028 L-20-0002 P-20-0077 P-21-0025 P-21-0034 P-19-0010 P-20-0031 PRGR20230972 PRHM20231330 PRCNC20231714 PRMU20240139 PRHM20240180 PRMU20240400 PRMU20240401 PRMU20240402 PRMU20240404 PRMU20240405 PRMU20240406 PRMU20240407 PRGR20240491 PRCCP20240569 PRCCP20240808 PRFS20241973
APPLICATION DATE	October 03, 2024
APPLICATION COMPLETE DATE	November 05, 2024
<b>PROJECT STATUS</b>	<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.
<b>APPROVAL EXPIRATION</b>	<b>N/A – Active permit application, not approved</b>

<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** - Nabila Comstock; (253) 770-3361; NComstock@PuyallupWA.gov

- Use City of Puyallup Boundary Line Adjustment template language:

<https://www.cityofpuyallup.org/DocumentCenter/View/13811/BLA-Cover-Page-Template-2021?bidId=>

- All lots shall be numbered consecutively from one to the total number of lots. All tracts shall be assigned a consecutive letter designation beginning with the letter A
- Include both existing zones (CG - general commercial & RM-20 - high density multiple-family residential) [Plan, Sheet 1]
- Permit Number is: PLBDJ20240103 [Plan, Sheet 1]

**Engineering Review** - Mark Higginson; (253) 841-5559; MHigginson@PuyallupWA.gov

- Verify-Township 20.  
[Plan; Sheet 1 of 2]
- Use language from the City's BLA template.  
[Plan; Sheet 1 of 2]
- Use language from the City's BLA template.  
[Plan; Sheet 1 of 2]
- Add the following notes:  
"City of Puyallup Engineering Notes:  
1. The Site is subject to the terms and provisions contained in the Latecomer Agreement for Reimbursement of Sewer Extension Auditor's Recording No. 202107061306.  
2. The Site is subject to the terms and provisions contained in the Latecomer Agreement for Reimbursement of Sewer Extension Auditor's Recording No. 202108050859.  
[Plan; Sheet 1 of 2]
- Correct Parcel reference. (0420264021 vs 04202644021).  
[Plan; Sheet 2 of 2]
- Verify-Township 20.  
[Plan; Sheet 2 of 2]
- Verify-AFN 9406090639.  
[Plan; Sheet 2 of 2]
- Verify-AFN 9406090639.  
[Plan; Sheet 2 of 2]
- Verify-Leader should attach to the line described by AFN 9406090638 since AFN 9409020235 has the exact same easement description.  
[Plan; Sheet 2 of 2]
- Verify-Cannot find a recorded description for this line on this parcel.  
[Plan; Sheet 2 of 2]

- Please add to Legend:
  - LTBC definition
  - LTBR definition
  - Existing lot line and symbol
  - Proposed lot line and symbol[Plan; Sheet 2 of 2]
- Callout and show Easement AFN 202403130088.  
[Plan; Sheet 2 of 2]
- Provide topography information per PMC 19.02.100(m).  
[Plans; Sht 2 of 2]
- Add Vertical Datum (NAVD88) for topography information.  
[Plans; Sht 2 of 2]
- Surveyor references?  
[Plans; Sht 2 of 2]

Sincerely,  
Nabila Comstock  
Associate Planner  
(253) 770-3361  
NComstock@PuyallupWA.gov