



# CITY OF PUYALLUP

## Development Services Center

333 S. Meridian, Puyallup, WA 98371  
 (253) 864-4165 | Fax (253) 840-6678  
 www.cityofpuyallup.org

September 27, 2019

Zane L. Nall, PLS  
 Axis Survey and Mapping  
 15241 NE 90th Street  
 Redmond, WA 98052

EMAIL: [zane@axismap.com](mailto:zane@axismap.com)

| FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER |  |
|--|--|
| PERMIT ID #                                | P-18-0175  |
| PROJECT NAME                               | (2) LOT SHORT PLAT~LOT 5/BLR P-13-0015   |
| PERMIT TYPE                                | SHORT PLAT   |
| PROJECT DESCRIPTION                        | (2) LOT SHORT PLAT   |
| SITE ADDRESS AND PARCEL #                  | 4202 5 <sup>th</sup> ST SE<br>0419102119   |
| ASSOCIATED LAND USE PERMIT(S)              | P-13-0015-BLR  |
| APPLICATION DATE                           | 12.20.18   |
| APPLICATION COMPLETE DATE                  | 12.26.18   |
| PROJECT STATUS                             | <b>Short plat application preliminarily approved*</b> . The latest revised copy of submitted materials has fulfilled the city's requirements related to the subdivision permit request, in accordance with the following conditions and notes.   |
| APPROVAL EXPIRES                           | <p><b>*September 27, 2020.</b> This letter serves as a preliminary approval of the short plat only. Preliminary approval of a short plat by city departments shall be valid for <b>one year from the date of this letter</b>. Attached to this final DRT letter is a "final approval instructions" worksheet; please follow the steps outlined in this worksheet in completing the final short plat process.</p> <p>Only after the recording of the final short plat with the Pierce County Auditor and returning the official electronic file of the recorded final short plat shall the short plat be deemed approved. If a final short plat is not filed within a one-year time period, this preliminary approval becomes null and void.</p> <p><b>No construction permits will be issued without the final, recorded document returned to the city for record keeping.</b></p> |

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|-------------------|---|
| <b>CONDITIONS</b> | See notes and conditions below. The project shall conform to all conditions outlined herein and shall comply with all applicable provisions of the Puyallup Municipal Code. |
|-------------------|---|

**NOTE:** Items referenced by a checkmark (✓) indicate previous review comments that have been fulfilled by the most recent submittal or items that will be addressed during subsequent review stages (e.g. Civil and/or building permit review). Items referenced by a bullet point (●) are outstanding items that shall be addressed by the applicant. When resubmitting permit materials please be sure to format a written response to all pending comments as denoted by a bullet point (●). If you have questions regarding the requests or conditions, please contact the appropriate staff member directly using the phone number and/or email provided.

**PLANNING – Chris Beale (253) 841-5418 [cbeale@ci.puyallup.wa.us](mailto:cbeale@ci.puyallup.wa.us)**

- ✓ Please see the attached “final approval instructions worksheet” for completing the final short plat process.
- ✓ Please use the attached “Request for final signatures” sheet when submitting for final city signatures of the approved plat. Please include all required materials to avoid delays in processing.
- ✓ No further comments at this time.

**ENGINEERING – Anthony Hulse (253)-841-5553 [ahulse@ci.puyallup.wa.us](mailto:ahulse@ci.puyallup.wa.us)**

- ✓ No further engineering related comments at this time

**TRAFFIC – Bryan Roberts (253) 841-5542 [broberts@ci.puyallup.wa.us](mailto:broberts@ci.puyallup.wa.us)**

- ✓ Traffic scoping worksheet will be required when individual lots are developed. The City policy requires the project trips to be estimated using the Institute of Transportation Engineers’ (ITE) Trip Generation, 10th Edition. In general, trip generation regression equations shall be used when the R2 value is 0.70 or greater. The project trips shall be rounded to the nearest tenth. Trip credits would be allowed for any existing development.
- ✓ The city has adopted a City-Wide Traffic Impact Fee. The project’s proportionate share to this fee program would be determined when the traffic scoping worksheet has been submitted. The \$4,500 traffic impact fee per PM peak hour trip shall be paid prior to building permit issuance.
- ✓ Per Puyallup Municipal Code Section 11.08.130, the applicant/owner would be expected to construct half-street improvements including curb, gutter, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced. Commercial driveways shall be constructed per city standards.
- ✓ **CONDITION OF APPROVAL:** Please add this note to the face of the short plat document:
  - “Per Development Agreement (#200905040082), future potential access locations are dependent on sight distance survey to be done at time of site plan application. If more than one access point, 150’ spacing standard between access points shall be met.”
  - “The City reserves the right to limit this access point to be right-in and right-out due to safety or capacity reasons. “

- “No certificate of occupancy will be issued for Lot 1 until City-approved utility and road improvements are completed to include curb, gutter, sidewalk, roadway base, pavement, water, sanitary sewer, storm infrastructure and street lighting as applicable along the entire frontage of 43<sup>rd</sup> Ave SE & 5<sup>th</sup> St SE.”

**FIRE PREVENTION – David Drake (253) 841-4171 [ddrake@ci.puyallup.wa.us](mailto:ddrake@ci.puyallup.wa.us) /Ray Cockerham (253) 841-5585 [rayc@ci.puyallup.wa.us](mailto:rayc@ci.puyallup.wa.us)**

✓ No fire related comments

**BUILDING – Eric Belin (253) 770-3328 [eric@ci.puyallup.wa.us](mailto:eric@ci.puyallup.wa.us)**

✓ There are no Building related comments at this time.

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If you have questions regarding the requests, comments or conditions outlined above, please contact the appropriate staff member directly using the phone number and/or email provided.

Sincerely,



Chris Beale, AICP  
Senior Planner