



CITY OF PUYALLUP

Development & Permitting Services

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

March 19, 2021

Cascadia Senior Living, LLC
Attn: Justin Younker
506 N. 40th Ave, Suite 100
Yakima, WA 98908
E-MAIL: justin@cascadiadevelopment.com

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	P-20-0124
PROJECT NAME	Cascadia Senior Living/Fieldstone Meridian
PERMIT TYPE	Variance
PROJECT DESCRIPTION	Variance request to eliminate a portion of the 30-foot wide Type I landscape buffer. The affected area is located at the southwest corner of the site, north of tax parcel number 7790000321.
SITE ADDRESS AND PARCEL #	2121 S MERIDIAN; 7790000290
ASSOCIATED LAND USE PERMIT(S)	P-16-0002
APPLICATION DATE	11/16/20
APPLICATION COMPLETE DATE	December 6, 2020
PROJECT STATUS	Active Development Review Team (DRT) review case – resubmittal required. Please address review comments below and resubmit revised permit materials and by responding in writing to the remaining items that need to be addressed. To resubmit, please upload the documents using the following City SharePoint file upload link: https://copuyallup.sharepoint.com/:f/s/epermits/Et4o5J16orRBI3NZzB-tNQGBWB_R4bOrn3BVVbUKLyfObQ?e=iNvXa4
APPROVAL EXPIRATION	N/A – Active permit application, not approved
CONDITIONS	Active permit application, not approved; 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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HOW TO USE THIS LETTER

This review letter includes two sections: “**Action Items**” and “**Conditions**”.

The “**Action Items**” 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.

ACTION ITEMS

PLANNING - Kendall Wals (253) 841-5462 kwals@puyallupWA.gov

Action items - please address the following items, revise the proposal and resubmit permit materials.

1. The site plans provided call out the areas on the previously approved final landscape plan. Please provide an updated landscape plan to show how the subject area and the adjacent area onsite will be landscaped/fenced if the variance were approved. Please call out the adjusted landscape buffer width and the setback from the new fence line to the building on the project site.

ENGINEERING - Joseph Berkey (253) 435-3616 jberkey@puyallupWA.gov

No actions requiring a resubmittal under this permit application at this time; conditions are shown below. Conditions may affect final plan submittal documents, please review and contact staff if you have questions.

TRAFFIC – Bryan Roberts (253) 841-5542 broberts@puyallupWA.gov

No actions requiring a resubmittal under this permit application at this time; conditions are shown below. Conditions may affect final plan submittal documents, please review and contact staff if you have questions.

FIRE PREVENTION – David Drake (253) 864-4171 ddrake@puyallupWA.gov

No actions requiring a resubmittal under this permit application at this time; conditions are shown below. Conditions may affect final plan submittal documents, please review and contact staff if you have questions.

BUILDING – Ray Cockerham (253) 841-5585 rayc@puyallupWA.gov

No actions requiring a resubmittal under this permit application at this time; conditions are shown below. Conditions may affect final plan submittal documents, please review and contact staff if you have questions.

CONDITIONS

The following are conditions of approval. All future civil and/or building permit submittals shall comply with the following conditions.

PLANNING - Kendall Wals (253) 841-5462 kwals@puyallupWA.gov

1. No planning conditions at this time; conditions may be outlined in the next DRT letter.

ENGINEERING - Joseph Berkey (253) 435-3616 jberkey@puyallupWA.gov

2. No Engineering Related Comments.

TRAFFIC – Bryan Roberts (253) 841-5542 broberts@puyallupWA.gov

3. No Engineering Related Comments.

FIRE PREVENTION – David Drake (253) 864-4171 ddrake@puyallupWA.gov

4. No fire related comments.

BUILDING – Ray Cockerham (253) 841-5585 rayc@puyallupWA.gov

5. Establish building setback line based on the type of construction, please present as a record based on existing construction and current building code requirements.

RESUBMITTAL INSTRUCTIONS

Please submit electronic copies of the requested information at your earliest convenience to continue the review process of your application. All permit resubmittals must come in through the City's SharePoint upload folder system; please use link provided in page 1 of this letter. The electronic submittal must contain the entire permit resubmittal package including all attachments and a response letter fully responding to all the "Action Items", as outlined above. For questions or if you experience issues with file upload, contact: PermitCenter@puyallupWA.gov.

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

Sincerely,

Kendall Wals
Associate Planner
(253) 841-5462
kwals@puyallupWA.gov