



CITY OF PUYALLUP

Development & Permitting Services

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www.cityofpuyallup.org

November 23, 2021

Phil Becker

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DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	P-21-0103
PROJECT NAME	THE FAMILY FARM LLC
PERMIT TYPE	Boundary Line Adjustment (BLA)
PROJECT DESCRIPTION	4-LOT BLA and Lot Combination
SITE ADDRESS AND PARCEL #	619 ½ 10 TH ST SE 7845000591
ASSOCIATED LAND USE PERMIT(S)	P-21-0102 P-17-0107
APPLICATION DATE	September 16, 2021
APPLICATION COMPLETE DATE	September 22, 2021
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. o resubmit, please upload the documents using the Sharepoint system, contact permitcenter@puyallupwa.gov
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.

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 - Rachael Brown (253) 770-3363 rnbrown@puyallupWA.gov

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

Site Plan

1. Please make the following changes to the plans per PMC 10.02.100(2)
 - a. The plans scale shall be 1-inch equals 50-feet for sites two acres in size or less.
 - b. All lots shall be numbered consecutively from one to the total number of lots. Original Parcels A through D shall be relabeled to be Original Lot 1 through 4. Revised Parcel A and Revised Parcel B shall be relabeled as Proposed Lot 1 and Proposed Lot 2.
2. Preexisting single-family residences and duplexes are subject to the development and performance standards provided in the RS-04 zoning district (PMC 20.20.020). Per PMC 20.20.020, the rear setback for the RS-04 zoning district is 15 feet. The Revised Parcel “B” single-family house deck projects into the required 15 feet rear yard. Per PMC 20.20.040(7)(c), open, unenclosed decks not covered by a roof may project into any required yard. It isn’t clear from the site plan if the deck is covered or not covered. If the deck is covered, the minimum setback is 15 feet from the enclosed deck and the plans shall denote the covered deck. If the deck is uncovered, the setback is okay, but the plans shall denote the deck is uncovered.
3. Per PMC 20.25.028(2), all preexisting single-family dwellings in the RM zones shall have at least two on-site automobile parking spaces. Each required space is to be located so as to be independent of any other required space and access drives. Further, all such required spaces for single-family dwellings shall be located within the building site area and not within the required setback areas. Required spaces shall be a minimum of nine feet by 20 feet. Spaces and access drives shall be paved. It appears that the Revised Parcel B parking spaces area located within the required setback and wouldn’t meet the dimension requirements. Revise the drawings to ensure compliance with these standards.
4. Original Parcel D is providing required street frontage to APN 7845000650. Therefore, this parcel must remain. Revise BLA map accordingly.

Critical Areas

5. The site is located in a volcanic hazard area. A volcanic hazard area notes on the face of the BLR for each lot affected shall indicate: “The site is within a volcanic hazard area. In the event of an eruption of Mt. Rainier, the site is expected to be inundated by pyroclastic flows, lava flows, debris avalanche, inundation by debris flows, lahars, mudflows, or related flooding resulting from volcanic activities. Uses and activities on this site shall comply with the city’s critical area ordinance (Puyallup Municipal Code 21.06, Article XII, section 21.06.1260, or succeeding section), regarding volcanic hazard areas.”

6. The site is located in a critical aquifer recharge area. A critical aquifer recharge area note on the face of the BLR for each affected lot shall indicate: "The site is within a high susceptibility/critical aquifer recharge area. Uses and activities on this site shall comply with the city's critical area ordinance (Puyallup Municipal Code 21.06, Article XI). Activities that do not cause degradation of ground water quality and will not adversely affect the recharging of the aquifer may be permitted in a critical aquifer recharge area and do not require preparation of a critical area report; provided, that they comply with the city storm water management regulations and other applicable local, state and federal regulations."

Other Items

7. Provide the boundary line revision number on the title page: P-21-0103.

ENGINEERING - Jamie Carter, 253-435-3616 jcarter@puyallupwa.gov

8. No actions requiring a resubmittal

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.

9. Review for P-21-0103.

BUILDING – David Leahy (253) 435-3618 DLeahy@puyallupWA.gov

10. 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 - Rachael Brown (253) 770-3363 rnbrown@puyallupWA.gov

Site Plan

1. Demolition Permit must be acquired and building demolished before BLA can be signed by Puyallup for recordation with the County.

ENGINEERING - Jamie Carter, 253-435-3616 jcarter@puyallupwa.gov

2. Review of the pending Preliminary Site Plan (P-21-0102) is dependent on the final results of this BLA (P-21-0103) and submitted documents will need to be updated accordingly if the approval process alters the BLA.

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

3. See Preliminary Site Plan (P-21-0102), for conditions related to the development of this property.

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

4. Comply with applicable IFC and IBC at time of application for construction permits.

5. Fire sprinklers may be required based on building type and construction.
6. Provide Auto-turn or equivalent program analysis for fire apparatus turning radius.
7. Proposed fire hydrant shall reach all points of each structure within 400'.
8. Fire lane striping and No Parking signs will be addressed at Civils.

BUILDING – David Leahy (253) 435-3618 dleahy@puyallupWA.gov

9. Demo permits would be required for the two apparent structures on the properties.
10. Complete plans will be required at time of a submittal for the building permits to include all building, plumbing, mechanical and energy code requirements per the Codes in place at the time of the complete submittals.
11. All roof truss specs and layout will be required at time of submittal. Must be stamped by the truss engineer and to the codes in place at time of submittals.
12. These building will be reviewed as R-3 townhomes from the IRC with all proper fire separations. All firewall details must be included on the plans.
13. Plans will need to include plumbing and mechanical schematics for all units.
14. Keep in mind there are no penetrations for plumbing or mechanical in those firewalls between units.

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,

Rachael Brown
Assistant Planner
(253) 770-3363
rnbrown@puyallupWA.gov