



City of Puyallup

**Development & Permitting Services Department**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Riley Johnson  
PO Box 1224  
Puyallup, WA 98731

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	2
PERMIT #	P-21-0103
PROJECT NAME	THE FAMILY FARM LLC
PERMIT TYPE	Boundary Line Adjustment
PROJECT DESCRIPTION	MULTI FAMILY DUPLEX-(2 BLDGS/(1) STORY; (8) TOTAL UNITS ON 4 LOTS/
SITE ADDRESS	619 10TH ST SE, PUYALLUP, WA 98372;
PARCEL #	7845000591;
ASSOCIATED LAND USE PERMIT(S)	P-21-0102 P-18-0160 P-17-0107
APPLICATION DATE	September 16, 2021
APPLICATION COMPLETE DATE	September 22, 2021
PROJECT STATUS	<b><u>Active Development Review Team (DRT) review case – resubmittal required.</u></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.

## 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.

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## ACTION ITEMS

**Planning Review** – Rachael Brown; (253) 770-3363; [rnbrown@puyallupwa.gov](mailto:rnbrown@puyallupwa.gov)

- The original Parcel D is providing required street frontage to APN 7845000650. Therefore, this parcel must remain as a separate parcel that isn't consolidated with other parcels. Revise BLA map accordingly.
- The revised parcel B parking area to the east of the single-family residence is acceptable. The Boundary Line Adjustment is not required to provide additional access or parking for revised parcel B.
- Per PMC 20.25.022(1), the base density shall be 10 dwelling units per acre without utilization of density bonus through PMC 20.25.0235. With utilization of density bonus, the maximum density shall be 14 units per acre. Per PMC 20.15.005, acre means the same as "acre.net." "Acre.net" means 43,560 square feet of land, not including public or private streets or road easements. Original parcel D is a "public or private streets or road easement." Therefore, Original parcel D square footage shall not be included with the density calculations. Please review PMC 20.25.0235 for potential density bonus options, if needed.

## CONDITIONS

**Development & Permitting Services** - Bryan Roberts; 2538415542; broberts@PuyallupWA.gov

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

**Development & Permitting Services** - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- General: This draft Boundary Line Adjustment is approved based on the current configuration. Any changes to the proposed lines caused by subsequent reviews of the planned development will require a full resubmittal of the BLA

**Development & Permitting Services** - David Leahy; 2534353618; DLeahy@PuyallupWA.gov

- Prior to Building Permit Application: 1. Demo permits would be required for the two apparent structures on the properties.  
2. 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.  
03. 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.  
04. 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.  
05. Plans will need to include plumbing and mechanical schematics for all units.  
06. Keep in mind there are no penetrations for plumbing or mechanical in those firewalls between units.

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