



City of Puyallup

**Planning Division**

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Katherine Rupert  
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DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLDDG20220056
PROJECT NAME	304/312 2nd Ave Multifamily
PERMIT TYPE	Downtown Design Review
PROJECT DESCRIPTION	Two structures of VB construction proposed for multifamily use. A total of 16 units are proposed. Surface parking is provided.
SITE ADDRESS	304 2ND AVE NE, PUYALLUP, WA 98372; 312 2ND AVE NE, PUYALLUP, WA 98372;
PARCEL #	7940100102; 7940100103;
ASSOCIATED LAND USE PERMIT(S)	P-21-0056 P-21-0009 PLPSP20220054
APPLICATION DATE	April 12, 2022
APPLICATION COMPLETE DATE	April 21, 2022
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** - Chris Beale; (253) 841-5418; CBeale@PuyallupWA.gov

- Design review permit ID assigned here for purposes of tracking the application for future Design Review Board review. Planning staff is placing this submittal on hold and will be reviewing the materials with the parent land use permit (PLPSP20220054). Applicant should anticipate consolidated review notes under PLPSP20220054. Design review submittals do not receive submittal to the Board until full staff review has been provided under both the design review submittal and the parent land use permit.

**Building Review** - Janelle Montgomery; (253) 770-3328; JMontgomery@PuyallupWA.gov

- No Comments regarding design  
At this point in the process no specific building comments as it's not indicated the type of construction or other specific information to consider at this time. Building has no comments regarding design other than Build to all applicable 2018 I-codes . Building plans will need to be complete with all building, mechanical, plumbing, energy code items and accessibility requirements that may apply on the plans. The truss specs will also be required with the truss engineers' stamps and a layout that matches the submitted plans at the time of submittal. The R-2 apartments are required to have the infrastructure in place for charging stations per IBC section 429 Washington State amendments and will need to be shown on the plans. Apartments are required to have Type A & B units for accessibility, and this will need to be clearly depicted on the plans. Plans will need to be per the applicable codes 2018 adopted February 1, 2021 for all permits.
- All electrical is permitted by the Washington State Department of L & I.
- Accessible parking and access to the public way would be required as well as the accessibility requirements for inside the parking garage.
- For all accessible requirements the City of Puyallup adopted the 2018 IBC / WAC 51-50 and the ICC A117.1-2009 standard not the ADA.
- Please reach out to me if I can answer any other questions in relationship to Building code items for this project. No other Building items at this time.

## CONDITIONS

Sincerely,  
Chris Beale  
Senior Planner  
(253) 841-5418  
CBeale@PuyallupWA.gov