



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Kurt Johnson
 10516 40th Ave E
 Tacoma, WA 98446

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLBDJ20220028
PROJECT NAME	KnK Properties BLA
PERMIT TYPE	Boundary Line Adjustment
PROJECT DESCRIPTION	Boundary Lot Line Adjustments
SITE ADDRESS	407 E MAIN, PUYALLUP, WA 98372; 408 2ND AVE NE, PUYALLUP, WA 98372; 410 2ND AVE NE, PUYALLUP, WA 98372; 406 2ND AVE NE, PUYALLUP, WA 98372;
PARCEL #	7940100020; 7940100030; 7940100040;
ASSOCIATED LAND USE PERMIT(S)	
APPLICATION DATE	March 01, 2022
APPLICATION COMPLETE DATE	April 11, 2022
PROJECT STATUS	<u>Active Development Review Team (DRT) review case – resubmittal required.</u> 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	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 Review - Nabila Comstock; (253) 770-3361; NComstock@PuyallupWA.gov

- Please clarify where the new line is being placed for the east parcel line of TPN 7940100030 [BLR, pg. 2]
- Include the existing and proposed square footage of the lots [BLR, pg. 2]
- Prior to submittal to the city for final signatures, please add a 'Critical Area' note to denote the presence of a 'CRITICAL AREA ON SITE' on Sheet 1. Lots 1 and 2 contain critical aquifer recharge areas. A critical aquifer recharge area note 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 stormwater management regulations and other applicable local, state and federal regulations." [BLR, pg.1]

- Prior to submittal to the city for final signatures, please add a 'Critical Area' note to denote the presence of a 'CRITICAL AREA ON SITE' on Sheet 1. Lots 1 and 2 contain a volcanic hazard area. A volcanic hazard area note 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." [BLR, pg. 1]
- The required minimum lot depth is 100ft. The proposed lot depth is only 61ft. The proposed boundary line revision does not meet the property development standard for minimum lot depth for the CG zone, which can be found in PMC 20.30.030 (3) [BLR, pg.2]
- Per PMC 19.02.100 (l) please provide the accurate location and dimensions of all existing structures, septic systems and utility services, and the distance between structures, improvements and utilities to the adjoining proposed lot lines. This will also assist with determining whether the newly proposed lot sizes will be meeting the required lot coverage for the CG zone. [BLR, pg 2]
- Please update the title page to match the wording of the Puyallup BLA template exactly. The template can be found at the link below: <https://www.cityofpuyallup.org/DocumentCenter/View/13811/BLA-Cover-Page-Template-2021?bidId=> [BLR, pg. 1]

Engineering Review - Lance Hollingsworth; (253) 770-3337; LHollingsworth@PuyallupWA.gov

- Include on Plans the dimension and easement numbers associated with vacated 4th St NE. [BLR, Page 2]
- Revise Surveyor's Notes Number. [BLR, Page 3]
- Per PMC 19.02.100, topography is required. showing existing and proposed contours at five-foot contour intervals except for any portion of the site containing slopes of 15 percent or greater which shall be shown at two-foot contour intervals. [BLR, Page 2]

CONDITIONS

Sincerely,

Nabila Comstock

Planning Technician

(253) 770-3361

NComstock@PuyallupWA.gov