



City of Puyallup

**Planning Division**

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Matt Cyr  
 5020 Main Street, Suite H  
 Tacoma, WA 98407

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLDDG20220086
PROJECT NAME	The Ezra
PERMIT TYPE	Downtown Design Review
PROJECT DESCRIPTION	Architectural review for conformance of new mixed use, 4 story, 45 ft tall building with Downtown Design guidelines.
SITE ADDRESS	
PARCEL #	5745001371;
ASSOCIATED LAND USE PERMIT(S)	P-21-0141 PLPSP20220085
APPLICATION DATE	May 29, 2022
APPLICATION COMPLETE DATE	May 31, 2022
<b>PROJECT STATUS</b>	<b><u>Active Development Review Team (DRT) review case – resubmittal required.</u></b> Project is now proceeding to a pre-application meeting with the design review and historic preservation board (DRHPB). This meeting will provide the applicant with an opportunity receive guidance from the Board before they revise and resubmit their design review application for final review by the Board. A subsequent formal meeting will be scheduled once the applicant has revised and resubmitted their design review application materials which will result in a formal decision by the board (application approved, approved with conditions, or denied).
<b>APPROVAL EXPIRATION</b>	<b>N/A – Active permit application, not approved</b>
<b>CONDITIONS</b>	<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 N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

- Response incomplete for 3.B.2. 3 [Architect Narrative, Pg. 24]
- Yes garage door can encroach on the 4ft minimum floor height requirement as long as the main floor of the building itself remains at least 14ft tall. [Pg. 30]
- Additional comments and corrections provided in "Preliminary Downtown Design Review worksheet" provided in documents and images cache on permit portal.

## CONDITIONS

- None

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