



City of Puyallup

**Planning Division**

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www.cityofpuyallup.org

June 30, 2022

John Hopkins  
805 15TH ST NW  
PUYALLUP, WA 98371

<b>DEVELOPMENT REVIEW TEAM (DRT) LETTER</b>	
DRT #	1
PERMIT #	PLHR20220078
PROJECT NAME	HARRIS BUILDING
PERMIT TYPE	Historic Register Listing
PROJECT DESCRIPTION	Puyallup Historic Register listing nomination for the "Harris Building"; building located at 1102 E Main.
SITE ADDRESS	1102 E MAIN, PUYALLUP, WA 98372;
PARCEL #	7845000080
ASSOCIATED LAND USE PERMIT(S)	PLPRE20220036
APPLICATION DATE	May 13, 2022
APPLICATION COMPLETE DATE	May 19, 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** - Kendall Wals; (253) 841-5462; KWals@PuyallupWA.gov

- This section of the application form is requesting a description of the existing historic elements of the structure. The description below describes proposed changes to the structure (see highlighted text), which should not be included on the historic register nomination form. Proposed changes to the structure would be evaluated under a Certificate of Appropriateness application in the future, after the structure is listed on the local register. Please correct the nomination form and resubmit. (Nomination Form, Pg. 2)
- See highlighted text (Nomination Form, Pg. 2)
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- Please provide a clean copy of the existing site plan, not showing proposed work. Proposed work will not be reviewed as part of the historic register listing nomination. Nomination application only requires a site map; it does not have to be floor plan level of detail. Floor plan calling out the existing historic elements of the building may be helpful for Board review but is not required; those details can be explained through photographs. Please be aware that any plans showing proposed work will not be included in the packet to the Board. (3622 pre-app set)
- Image directory includes a list and descriptions of the photos. The descriptions for photo numbers 2, 4, 6, 10, 12, 13, 14 include references to proposed work (e.g. restoration, replacement, etc.). Please correct to only call out the historical/architectural significance of the element being shown in the photo. If any photos were provided only for reference to future proposed work, please remove from the list and inform staff which ones have been eliminated so they are not included in a future package to the Board. (doc name "image directory.jpeg")

## CONDITIONS

None identified at this time.

Sincerely,  
Kendall Wals  
Senior Planner  
(253) 841-5462  
KWals@PuyallupWA.gov