



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

August 8, 2022
 Kurt Johnson
 10516 40th Ave E
 Tacoma, WA 98446

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	2
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 provide the square footage of the existing buildings 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 label the existing and proposed lots consecutively from one to the total number of lots (e.g. existing lot 1, proposed lot 1, etc.). You have currently labeled them alphabetically. Per PMC 19.02.100 (k) Lot size and numbering. The square feet in each lot shall be shown, and all lots shall be numbered consecutively from one to the total number of lots. All tracts shall be assigned a consecutive letter designation beginning with the letter A; [BLR, pg.2]

CONDITIONS

Development & Permitting Services - Nabila Comstock; 2537703361; NComstock@PuyallupWA.gov

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- General: Before submitting for signatures, please edit the cover page to state "Critical areas onsite". It currently states "Critical area on parcel 'A'"

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- General: The City of Puyallup BLA template cover page has been updated. Prior to submittal for signatures, please update the title page to match the language of the new Puyallup BLA template exactly. Specifically, please see the updated "Acknowledgement" section. The template can be found via this link:

<https://www.cityofpuyallup.org/DocumentCenter/View/13811/BLA-Cover-Page-Template-2021?bidId=>

Sincerely,

Nabila Comstock

Assistant Planner

(253) 770-3361

NComstock@PuyallupWA.gov