



4815 Center Street  
Tacoma, WA 98409-2319  
(253) 474-9449 / sittshill.com

Brent K. Leslie, P.E., S.E.  
Kathy A. Hargrave, P.E.  
Larry G. Lindell, P.E., S.E.  
Michael A. McEvilly, P.L.S.  
Andrew J. Boileau, P.E., S.E.  
David C. Boileau, AIA

August 8, 2022

CITY OF PUYALLUP  
PLANNING DIVISION  
333 South Meridian  
Puyallup, Washington 98371

TO: Gabriel Clark, Planning Technician

SUBJECT: **RESPONSE TO DRT LETTER DATED 07/28/2022, PLBDJ20220100 APPLICATION FOR BOUNDARY LINE ADJUSTMENT**

Our responses to the "Action Items" stated within the referenced Development Review Team letter are as follows:

- **COMMENT:** Please show square footage of all proposed lots and tracts on site plan Per PMC 19.02.100 (h)
- - **RESPONSE:** The proposed parcel square footages have been added to the map page (sheet 2 of 3).
- **COMMENT :** Please use Boundary Line Adjustment Cover Page as seen in this template: <https://www.cityofpuyallup.org/DocumentCenter/View/13811/BLA-Cover-Page-Template-2021?bidId=Contents> of submitted site plan are required to be identical as seen on the template.
  - **RESPONSE:** Sheet 1 has been revised to match the contents to the template, as closely as possible to "identical".
- **COMMENT :** 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 Lot 1, contains wetland areas and protective wetland buffers. A note shall be included on the face of the plat for each affected lot indicating: This lot contains a wetland and/or wetland buffer that is protected by federal, state and local regulations. A wetland is a permanently, semi-permanently, or seasonally flooded area of land with a distinct ecosystem based on hydrology, hydric soils, and vegetation adapted for life in water saturated soils. Wetlands provide numerous benefits to the natural environment including water quality, flood control, wildlife habitat, shoreline stability, and aesthetic values. Since the 1780s, Washington has lost 31 percent of its wetland areas, from 1.35 million acres to 938,000 acres, contributing to loss of flood storage and habitat areas. Wetlands are critical to the overall health of watersheds and property owners are key for protecting, restoring, and managing our state's remaining wetland resources. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior government approval.
  - **RESPONSE:** The required Critical Area Note has been added to Sheet 1 of the Boundary Line Adjustment map.

- **COMMENT** : Please show building size in square feet. Planning Correction, Site Plan, Pg 3. PMC 19.02.100 (K)
  - **RESPONSE**: Building square footages have been added to Sheet 2 of 3 (site map) of the Boundary Line Adjustment.

Sincerely,

SITTS & HILL ENGINEERS, INC.

A handwritten signature in black ink, appearing to read 'DS', with a long horizontal flourish extending to the right.

Desirae Schilling, P.L.S.  
Senior Project Surveyor



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

[www.cityofpuyallup.org](http://www.cityofpuyallup.org)

Desi Schilling  
4815 Center Street  
Tacoma, WA 98409

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLBDJ20220100
PROJECT NAME	Puyallup School District Kessler - Aliza Site
PERMIT TYPE	Boundary Line Adjustment
PROJECT DESCRIPTION	Boundary Line Adjustment
SITE ADDRESS	1501 39TH AVE SW, PUYALLUP, WA 98373;
PARCEL #	0419043117;
ASSOCIATED LAND USE PERMIT(S)	
APPLICATION DATE	June 23, 2022
APPLICATION COMPLETE DATE	June 29, 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</b> – Active permit application, not approved
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** - Gabriel Clark; (253) 770-3330 ; GClark@puyallupwa.gov

- Please show square footage of all proposed lots and tracts on site plan Per PMC 19.02.100 (h)
- Please use Boundary Line Adjustment Cover Page as seen in this template: <https://www.cityofpuyallup.org/DocumentCenter/View/13811/BLA-Cover-Page-Template-2021?bidId=>  
Contents of submitted site plan are required to be identical as seen on the template.

- 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 1Lot 1, contains wetland areas and protective wetland buffers. A note shall be included on the face of the plat for each affected lot indicating: This lot contains a wetland and/or wetland buffer that is protected by federal, state and local regulations. A wetland is a permanently, semi-permanently, or seasonally flooded area of land with a distinct ecosystem based on hydrology, hydric soils, and vegetation adapted for life in water saturated soils. Wetlands provide numerous benefits to the natural environment including water quality, flood control, wildlife habitat, shoreline stability, and aesthetic values. Since the 1780s, Washington has lost 31 percent of its wetland areas, from 1.35 million acres to 938,000 acres, contributing to loss of flood storage and habitat areas. Wetlands are critical to the overall health of watersheds and property owners are key for protecting, restoring, and managing our state's remaining wetland resources. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior government approval.
- Please show building size in square feet. Planning Correction, Site Plan, Pg 3. PMC 19.02.100 (K)

## CONDITIONS

Sincerely,  
Gabriel Clark  
Planning Technician  
(253) 770-3330  
GClark@puyallupwa.gov