



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

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www.cityofpuyallup.org

CES NW Inc.
29th St. NE, suite D
Puyallup, WA 98372

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLSHP20220104
PROJECT NAME	Puyallup Duplex Short Plat Amendment
PERMIT TYPE	Short Plat
PROJECT DESCRIPTION	Short plat amendment to eliminate the access easement dividing the lots and create an critical area tract to encompass the onsite wetland.
SITE ADDRESS	433 43RD AVE SW, PUYALLUP, WA 98373; 2427 43RD AVE SE, PUYALLUP, WA 98374; 409 43RD AVE SW, PUYALLUP, WA 98373;
PARCEL #	0419095003; 0419095022; 6025890750;
ASSOCIATED LAND USE PERMIT(S)	P-19-0061, P-19-0114, P-21-0040
APPLICATION DATE	July 06, 2022
APPLICATION COMPLETE DATE	July 18, 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.

	<p>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.</p> <p>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.</p>
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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 - Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

- The site 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 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.”

- Tract "A" must be re-named as a "Native Growth Protection Area" the description of the tract shall read: "This tract contains wetland and wetland buffer that is protected by federal, state and local regulations. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior approval from the City's Planning Division; and, It is the right of the City to enforce the terms of the restriction in the tract area. All lots in the short plat shall have an equal and undivided interest in the maintenance of said tract"
- Minimum lot depth in RM-Core zone is 70 ft. as measured from the midpoint of the front lot line to the midpoint of each rear lot line of each lot. Add this measurement to the plat map. If wetland tract would result in a non-conforming lot measurement, adjust wetland tract to create a conforming lot configuration and add hatching in the adjusted wetland area to indicate that while area is not within the wetland tract it is still a regulated wetland buffer. Required wetland buffer signs will still be erected at the correct wetland buffer boundary.
- Correct "Existing Zoning" on face of plat to "RM-Core"
- Remove 10 ft building setback from plat map

Engineering Review - Anthony Hulse; (253) 841-5553; AHulse@PuyallupWA.gov

- Provide the names and addresses of the owners of the existing lots. This appears to be HC homes for parcels 0419095003 and 0419095022. David Artz appears to own 0419095004, revised accordingly. [short plat, pg 1]
- Add 43rd Ave SW to the vicinity map. 116th St E is the county's road. [short plat, pg 1]
- Show the existing lot lines using a heavy dashedline, and the proposed lot lines shown using a heavy solid line. Add these linetypes to the legend. [short plat, pg 2]
- Show the existing and proposed easements being relinquished and created on this map based on the title report. [short plat, pg 2]
- Illegible typo. [short plat, pg 2]
- Update engineering note 2 to read 43rd Ave SE/116th St E. As 116th St E is a county road. [short plat, pg 1]
- Provide topography contours for the site. The contours should be shown in 5 foot intervals unless it has slopes greater than 15 percent, otherwise use 2 foot intervals. [short plat, pg 2]
- Where is the proposed septic system? The previous short plat mentioned lots 2 and 4 didn't have adequate soil for sewer, but lots 1 and 3 may have adequate soils for sewer. Provide a utility easement as necessary. [short plat, pg 2]
- Include the following engineering note: Any subdivision of land as part of a short plat or formal platting process shall require curb, gutters, planter strips, street trees, sidewalks, storm drainage, street lighting, and one-half street paving (only required if the existing pavement condition is poor) in accordance with the city's Public Works Engineering and Construction Standards and Specifications. The frontage improvements shall be required along all street frontage adjoining the properties created by the land division process. Frontage improvements shall also be required where any reasonable access to the property connects to the public right-of-way, although the primary access is located on another parcel. [short plat, pg 1]
- Include permit application number: PLSHP20220104 [short plat, pg 1]
- Is a shared septic system still proposed on the western lot (433 43rd Ave SW)? Show this on the short plat and provide the agreement letter/show the private easements. [short plat, pg 2]
- Show Fruitland Mutual's Water Main in 116th st E [short plat, pg 2]

- City records show Fruitland Mutual Water is the purveyor rather than Tacoma Water. [Short plat, pg 1]
- How is stormwater going to be mitigated as part of development? There is not an existing storm system along this property frontage. If each building site cannot mitigate stormwater accordingly, the project will be required to extend the storm main within 116th St E and connect. Note this may be challenging as the grade increases as the right of way heads east. Provide a preliminary storm drainage site plan, geotech report with site specific infiltration testing and groundwater monitoring and drainage report stating how the project will feasibly mitigate stormwater runoff as part of this development. [short plat, pg 2]
- Provide the 116th St E right of way width. [short plat, pg 2]
- Update Engineering note 2 to state Access to lots 1 and 2 shall be via a shared access easement. The access will be maintained equally by lots 1 and 2 [short plat, pg 1]
- Update Tract note 4 to read "maintenance of the said tract" [short plat, pg 1]

External Agency Review - Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

- Several parties responded to the notice of application and SEPA notice for this project and have provided public comments. Each comment is available for review on the City's public permits portal under the 'documents and images' tab. Please review the comments and concerns addressed in the attached letters and emails.

CONDITIONS

Planning Division - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- Submit With Civil Permit Application: Permanent critical area markers are required to be installed every 50 ft around the boundary of critical area buffers for the following critical areas; wetlands, streams, landslide hazard areas. See City buffer posting details at www.cityofpuyallup.org/1591/Master-Document-List. The City will provide the buffer posting signs at no cost. Applicant is responsible for cost of post and all other materials for installation. Contact the Planning Division to order signs at Planning@puyallupwa.gov.

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