



City of Puyallup

Planning Division

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www.cityofpuyallup.org

October 28, 2022

Cheryl Ebsworth

18215 72nd Avenue South

Kent, WA 98032

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	3
PERMIT #	PLSHP20220003
PROJECT NAME	Mullan Short Plat
PERMIT TYPE	Short Plat
PROJECT DESCRIPTION	Proposed two (2) lot residential short plat with SEPA environmental review. Proposal includes a new shared driveway with access to 14th St SW. The existing home will remain. Property may contain wetlands and is within the 100-year floodplain, which necessitates SEPA Environmental Review.
SITE ADDRESS	808 14 th St SW, Puyallup, WA 98371
PARCEL #	5505300831
ASSOCIATED LAND USE PERMIT(S)	N/A
APPLICATION DATE	January 20, 2022
APPLICATION COMPLETE DATE	February 07, 2022
PROJECT STATUS	Active Development Review Team (DRT) review case – resubmittal required. 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	<p>Active permit application, not approved;</p> <p>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.</p> <p>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> <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 - Nabila Comstock; (253) 770-3361; NComstock@PuyallupWA.gov

- Please remove the line:
"a ___ note for each lot shall indicate:" from each critical area note. This part of the comment is an instruction rather than what needs to be stated on the plat.
[short plat, pg. 2]
- Delineate the existing lot lines using a heavy dashed line, and the proposed lot lines shown using a heavy solid line (PMC 19.02.100 (g)).
In the most recent submittal, all the lines are heavy solid lines
[short plat, pg. 2]
- Please delineate the floodplain on the short plat site plan.
(PMC 19.02.100 (o)) Boundaries and associated buffers, development envelopes, or other information for any critical areas as defined or required by Chapter 21.06 PMC;
[short plat, pg. 2]
- Please see the full letter from Confluence Environmental Company which has conducted a third-party review of the August 2022 Critical Areas Assessment & Biological Evaluation letter by Habitat Technologies.
(document title: Confluence Environmental Company Review 10172022 - 808 14th St SW)
- Please update the language of the short plat cover page to match the exact language of the City of Puyallup's template. Specifically, the acknowledgements, development engineering division, planning division sections:
<https://www.cityofpuyallup.org/DocumentCenter/View/13810/Short-Plat-Cover-Page-Template-2021-?bidId=>
[short plat, pg. 1]

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

- Provide the driveway BMP flow path lengths on the plans. [site plan, pg 1]
- Provide preliminary calculations for the driveway dispersion BMP's.
Additionally, it does not appear that there is an adequate flowpath for splashblocks for the carport building, a dispersion trench may be necessary. [drainage report, pg 10]
- Show the existing lot lines using a heavy dashed line, and proposed lot lines using a heavy solid line. [short plat, pg 2]
- Create a note 15 that speaks to the structure being required to provide a minimum of 2 flood openings, not having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. [short plat, pg 2].
- Show the existing 8" PVC pipe in this location and existing catch basin [short plat, pg 2]
- The proposed floodplain compensatory storage does not meet Puyallup Municipal Requirements, the project must provide compensatory storage located within the regulated AE floodplain at equivalent elevations to the fill. [site plan, pg 1]

- Provide the elevations that fill will be placed. The compensatory storage must be provided at equivalent elevations of that of the fill. [site plan, pg 1]
- Provide the finish floor elevation of the proposed structure. [site plan, pg1]
- Provide a table breaking down the new plus replaced hard surfaces, with pollution generating hard surfaces (PGHS) being there own category. I measured 5,569SF of PGHS. See grading plan. [drainage report, pg 10]
- Since the project is using List # 2 provide the in-feasibility criteria for each BMP for Roofs and Other Hard Surfaces. [Drainage Report, pg 10]
- Show locations of splash blocks for the proposed shop. Splashblocks require a 50' flowpath. [site plan]
- Create a note 14 that speaks to something similar to "This project is proposing to fill in the regulated AE floodplain. 1:1 compensatory storage to fill will be required. [short plat, pg 2]
- There are future plans for a shared driveway, single family home, carport, shed, etc. Fill out question 7. [SEPA, pg 3]. Document not resubmitted 3rd round of review.

CONDITIONS

None at this time.

Sincerely,
Nabila Comstock
Assistant Planner
(253) 770-3361
NComstock@PuyallupWA.gov