



November 29, 2022

Gabriel Clark
City of Puyallup / Planning Division
333 S Meridian
Puyallup, WA 98371

**Re: Step by Step 2 lot BLA / PLBDJ20220119
CORE Project No. 21374**

Dear Gabriel:

The purpose of this letter is to provide a response to the review comments Step by Step 2 lot BLA / PLBDJ20220119 November 17, 2022. We have addressed each comment and revised the plan/documentation accordingly. This letter contains the review comments immediately followed by our response to each in bold lettering.

Planning Review Comments:

Reviewer: Gabriel Clark

1. Per PMC 19.05.030 (4) BLA shall not create or diminish any easement or deprive any parcel of access or utilities. [Plans; Sht 2 of 4.]

Response: Proposed access easement has been removed

2. Final access locations and connectivity are not determined by the approval of this Boundary Line Adjustment. Future access locations, requirements and connectivity shall be subject to review and approval at the time of site development permitting, as stipulated in PMC 20.31.010, and other sections of applicable city codes and standards. [Plans; Sht 2 of 4.]

Response: Nothing to address, noted.

3. Final lot configuration shall be revised to maintain public street frontage for all lots. [Plans; Sht 2 of 4.]

Response: Parcel 0420264018 has been added, and lots reconfigured, to provide public frontage on 5th Avenue SE and 33rd Street SE

Fire Review Comments:

Reviewer: David Drake

1. Proposed 20' private access easement will not allow proper fire access for future use.

Response: Access easement is no longer proposed.

2. Proposing one access will limit future use. "Comment only"

Response: All lots now have public road frontage.

3. Depending on future use of interior parcels a 26' fire access may be required. Other departments may require curb gutter, sidewalk, landscape, or lighting that will require additional width that can NOT be taking from the fire lane. "Comment only"

Response: No access is indicated on the BLA. Will be addressed at such time site plans are submitted for development of the properties.

4. At minimum a 20' or 26" fire lane will be required. Other departments will not be allowed to encroach on these widths

Response: Will be addressed at such time site plans are submitted for development of the properties.

5. Future use needs to be determined prior to approval.

Response: Noted, nothing to plot.**Engineering Review Comments:**

Reviewer: Mark Higginson

1. PLBDJ20220119 [Plans: Sht 1 of 4]

Response: File name added (all sheets)

2. Complete the information described. [Plans; Sht 1 of 4]

Response: Zoning, utility and access information provided.

3. Verify-is this standard language? [Plans; Sht 1 of 4]

Response: Certificate is per Puyallup template.

4. Provide Legal Descriptions for the revised lots. [Plans; Sht 1 of 4]

Response: Legal descriptions provided

5. Remove. [Plans; Sht 1 of 4]

Response: Preliminary stamp removed.

6. PLBDJ20220119 [Plans: Sht 2 of 4]

Response: File name added (all sheets)

7. Use current Parcel number [Plans; Sht 2 of 4]

Response: Parcel numbers corrected

8. Verify ROW width along the frontage of Parcel 0420253069 (20ft?). If 32ft, provide supporting documentation. [Plans; Sht 2 of 4]

Response: ROW width corrected per current assessor / publicly available information

9. Provide Bearing and distance. [Plans: Sht 2 of 4]

Response: Comment not found on map markups. However, bearings and distances provided sufficient to create existing and proposed lots from existing monumentation shown.

10. PMC 19.12.060(2)f requires each lot "to obtain direct access from a dedicated public street by a panhandle access, approved private access road, or alley..." rather than an easement right. In addition, PMC 19.12.060(2)g restricts the maximum panhandle length to 200ft. Revise accordingly. [Plans; Sht 2 of 4]

Response: No panhandle lot shown. Public road frontage provided to all lots.

11. Remove. [Plans; Sht 2 of 4]

Response: Preliminary stamp removed

12. Please note that a 20-ft wide access may limit the sale ability of Lot 1 due to the inability to subdivide the property. It may be better to provide adequate width for either a future public road or a future private road to serve Lot 1. Ref. City Stds 101.16.5 for dimensional criteria. [Plans; Sht 2 of 4]

Response: Access easement removed

13. PLBDJ20220119 [Plans: Sht 3 of 4]

Response: File name added (all sheets)

14. Callout Parcel number to the north. [Plans; Sht 3 of 4]

Response: Parcel now included.

15. Remove. [Plans; Sht 3 of 4]

Response: Preliminary stamp removed

16. See review comments Sheet 2. [Plans: Sht 3 of 4]

Response: Easement removed after road frontage provided

17. Callout Parcel number to the south. [Plans; Sht 3 of 4]

Response: Parcel numbers shown

18. Verify ROW width along the frontage of Parcel 0420253069 (20ft?). [Plans; Sht 4 of 4]

Response: ROW corrected per assessor / public information

19. Provide dimension between pumphouse and proposed lot line. [Plans; Sht 3 of 4]

Response: Dimensions included as requested

20. Stop Old Lot Line at ROW. [Plans; Sht 3 of 4]

Response: Trimmed as requested

21. PLBDJ20220119 [Plans: Sht 4 of 4]

Response: File name added (all sheets)

22. Use current Parcel number [Plans; Sht 4 of 4]

Response: Parcel numbers corrected

23. Remove. [Plans; Sht 4 of 4]

Response: Preliminary stamp removed

24. Verify-Is this comment relevant to the BLA? [Plans; Sht 4 of 4]

Response: Removed

25. Callout distance (from known reference) where the easement intersects the ROW. [Plans; Sht 4 of 4]

Response: Easement / ROW intersection dimensioned to lot corners

26. Please note that easements cannot be created through the BLA process in accordance with PMC 19.05.030(4). [Plans; Sht 2 of 4]

Response: Easement removed

27. Add the following City of Puyallup Note: "Additional ROW shall be dedicated to the City of Puyallup prior to any future land use action and/or development of the lots associated with this Boundary Line Adjustment. Minimum ROW width to be dedicated as of the date of Boundary Line Adjustment recordation is 16.5 feet." [Plans; Sht 2 of 4]

Response: Noted & depicted on overall boundary, sheet 3

28. Access to Lot 1 shall be a minimum of 300ft from the intersection per City Stds 101.10.1. [Plans; Sht 2 of 4]

Response: Noted.

29. Callout and show "Future" ROW dedication per City of Puyallup note. [Plans; Sht 2 of 4]

Response: Shown on sheet 3**Engineering Traffic Review Comments:**

Reviewer: Bryan Roberts

1. Per City Engineering standards, driveways must be spaced at least 300ft apart from the closest edge of each driveway. This also applies to driveways across the street.

Response: Noted. Will be addressed at such time site plans are submitted for development of the properties.

2. Per previous planning comments, site shall meet requirements per PMC 20.31.010 regarding connectivity & block length (600ft) for new public roadway alignment (for connectivity to western parcels).

Response: Noted. Will be addressed at such time site plans are submitted for development of the properties.

Sincerely,
CORE DESIGN, INC.

A handwritten signature in blue ink, appearing to read "Ken Shipley". The signature is fluid and cursive, with the first name "Ken" and the last name "Shipley" clearly distinguishable.

Kenneth W. Shipley, P.L.S.
Project Manager