



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

December 16, 2022

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

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	2
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)	
APPLICATION DATE	July 06, 2022
APPLICATION COMPLETE DATE	July 18, 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 - Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

- 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". It appears the 'existing zoning' now says 'RMC' which is also incorrect.

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]
- Include permit application number: PLSHP20220104 [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]
- The original tract owner has not been updated as part of the 2nd re-submittal. [short plat, pg 1]
- Create an additional Engineering note that mentions septic systems locations have been preliminarily approved per P-19-0061 for 409 and 433 43rd Ave SW. [short plat, pg 1]
- Submit a formal request for fee in lie via email to the following city staff: hhunger@puyallupwa.gov, kcook@puyallupwa.gov, and ahulse@puyallupwa.gov. Be sure to reference this short plat amendment application number. [short plat, pg 2]
- A preliminary stormwater report and plan was not received as part of this re-submittal. Additionally, the geotech report was not received as specified by the comment response letter. Provide this information per the 2019 Ecology Manual regulations during the next submittal. [short plat, pg 2]

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 and provide written responses to each.

CONDITIONS

Development & Permitting Services - Anthony Hulse; 2538415553; AHulse@PuyallupWA.gov

- Submit With Civil Permit Application: At time of civil application submit the Right of Way Deed and REETA. These documents can be found on the City's website here:
<https://www.cityofpuyallup.org/DocumentCenter/View/7331/Appendix-C-?bidId=>

Development & Permitting Services - Anthony Hulse; 2538415553; AHulse@PuyallupWA.gov

- Submit With Civil Permit Application: A connection to the SSMH is not desired by the City, tap the main with a sewer saddle per city standard 04.02.01. Address at time of civil application.

Development & Permitting Services - Anthony Hulse; 2538415553; AHulse@PuyallupWA.gov

- Submit With Civil Permit Application: The backflow devices will need to be placed downstream of the water meters. Address at time of civil application.

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