



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

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

December 27, 2022

CES NW Inc.

29th St. NE, suite D

Puyallup, WA 98372

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLBDJ20220164
PROJECT NAME	Puyallup Duplex Boundary Line Adjustment
PERMIT TYPE	Boundary Line Adjustment
PROJECT DESCRIPTION	Boundary Line Adjustment
SITE ADDRESS	403 43RD AVE SW, Unit: 1, PUYALLUP, WA 98373; 409 43RD AVE SW, PUYALLUP, WA 98373;
PARCEL #	0419091020; 0419095022;
ASSOCIATED LAND USE PERMIT(S)	
APPLICATION DATE	November 17, 2022
APPLICATION COMPLETE DATE	November 21, 2022
PROJECT STATUS	<b><del>Active Development Review Team (DRT) review case – resubmittal required.</del></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.

	<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.

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## ACTION ITEMS

**Planning Review** - Gabriel Clark; (253) 770-3330; GClark@puyallupwa.gov

- Lots A and B contain critical aquifer recharge areas. A critical aquifer recharge area note for each affected lot shall indicate: "The site is within a high susceptibility/critical aquifer recharge area. Uses and activities on this site shall comply with the city's critical area ordinance (Puyallup Municipal Code 21.06, Article XI). Activities that do not cause degradation of ground water quality and will not adversely affect the recharging of the aquifer may be permitted in a critical aquifer recharge area and do not require preparation of a critical area report; provided, that they comply with the city storm water management regulations and other applicable local, state and federal regulations."

[SPLN;

1]

- 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

[SPLN; 1]

- Lot A contain steep slope/landslide hazard areas and/or erosion areas. A note shall be included on the face of the plat for each affected lot indicating: "This lot contains a steep slope/landslide hazard and/or erosion hazard area. These areas are prone to mass land movement and/or soil erosion. Retention of vegetation and land covered by vegetation is key to preventing impacts to life, structures and improvements in these areas. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior government approval."

[SPLN; 1]

- Lots A and B contain 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."

[SPLN;

1]

- BLA cover page shall match the template seen in <https://www.cityofpuyallup.org/DocumentCenter/View/13811/BLA-Cover-Page-Template-2021?bidId=>

Please

revise

[SPLN; 1]

- Per PMC 19.02.100 (2)(g) The existing lot lines shall be shown using a heavy dashed line, and the proposed lot lines shown using a heavy solid line.

[SPLN; 2]

- Per PMC19.02.100 (2)(m) please show topography showing existing and proposed contours at five-foot contour intervals except for any portion of the site containing slopes of 15 percent or greater which shall be shown at two-foot contour intervals. The contour intervals shall extend at least 100 feet beyond the boundaries of the site

[SPLN; 2]

- Per PMC 19.02.100 (2)(d) The scale shall be one inch equals 50 feet for sites two acres in size or less, and one inch equals 100 feet for sites greater than two acres in size.

[SPLN; 2]

- Per note (2)(g) please show original boundaries and proposed adjustment. I am not entirely sure what line(s) will be moved.

[SPLN; 2]

**Engineering Review** - Lance Hollingsworth; (253) 770-3337; LHollingsworth@PuyallupWA.gov

- directional bearings do not line up with new legal description. Example: Legal description shows South/East and Line table shows North/west for the same line. [Site Plan, Page 2]
- Add Street Name. [BLR, Pg 2]

## CONDITIONS

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