



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

January 09, 2023

Cheryl Ebsworth
18215 72nd Avenue South
Kent, WA 98032

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	PLSHP20220003
PROJECT NAME	Mullan Short Plat
PERMIT TYPE	Short Plat
PROJECT DESCRIPTION	Proposed two (2) lot residential short plat with SEPA environmental review. The proposal includes a new shared driveway with access to 14th St SW. The existing home will remain. The future intent of the newly created lot will be to develop a single-family residence and detached accessory structure. The property is within the 100-year floodplain, which necessitates SEPA Environmental Review.
SITE ADDRESS	808 14th St SW, Puyallup, WA 98371
PARCEL #	5505300831
ASSOCIATED LAND USE PERMIT(S)	
APPLICATION DATE	January 20, 2022
APPLICATION COMPLETE DATE	February 07, 2022
PROJECT STATUS	Final Development Review Team (DRT) letter – application approved. The latest revised copy of submitted materials has fulfilled the city's requirements related to the land use permit in accordance with the following conditions and notes. A preliminary SEPA Determination of Non-Significance (DNS) is being issued for this permit.
APPROVAL EXPIRATION	January 09, 2024
CONDITIONS	See notes and conditions below. The project shall conform to all conditions outlined herein and shall comply with all applicable provisions of the Municipal Code and any SEPA conditions (if SEPA environmental review was performed).

HOW TO USE THIS LETTER

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.

CONDITIONS

The following are conditions of approval. All future civil and/or building permit submittals shall comply with the following conditions, if any:

Building Division - David Leahy; 2534353618; DLeahy@PuyallupWA.gov

- General: 1. When ready to submit for the building permits for the houses, plans must be complete with all building, plumbing, mechanical, and energy code requirements per the Codes in place at the time a complete submittals.
2. Since this is in a flood plain plans must clearly indicate the proper height of the foundation and flood venting per all the requirements of the current IRC at the time of submittals.
3. Must submit all truss specs, sealed by the truss engineer and a truss layout page that will match the plans at time of submittal.
4. Provide a Geo-Tech report for the property with submittals for the houses. : Condition Status: Open

Engineering Division - Anthony Hulse; 2538415553; AHulse@PuyallupWA.gov

- Prior to Issuance: Revise notes 14 and 15 to include both lots 1 and 2 as the regulated floodplain exists on both lots 1 and 2.: Condition Status: Open
- Submit With Building Permit Application: The development must record a covenant prior to issuance of the building permit for lot 1 to preserve the floodplain compensatory storage area as long as fill is proposed within the floodplain. : Condition Status: Open

Planning Division - Nabila Comstock; 2537703361; NComstock@PuyallupWA.gov

- Submit With Building Permit Application
- Return official copy of final recorded plat document to City within 1 year of issuance of final DRT letter. Return form and recording instructions can be found at www.cityofpuyallup.org/DocumentCenter/View/14858/SHORT-PLAT-RECORDING-FORM?bidId=. No building permits can be applied for until this official document is returned to the City.: Condition Status: Open

Sincerely,

Nabila Comstock
Assistant Planner
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NComstock@PuyallupWA.gov