



City of Puyallup

**Planning Division**

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(253) 864-4165

www.cityofpuyallup.org

June 08, 2026

Jessica Bruce  
 N. 30TH ST., #300  
 TACOMA, WA 98403

<b>DEVELOPMENT REVIEW TEAM (DRT) LETTER</b>	
DRT #	1
PERMIT #	PLBSP20260047
PROJECT NAME	East Town Crossing Binding Site Plan
PERMIT TYPE	Binding Site Plan
PROJECT DESCRIPTION	Binding Site Plan for ingress and egress of utilities serving the overall development - EAST TOWN CROSSING
SITE ADDRESS	727 SHAW RD, Unit: B, PUYALLUP, WA 98372; 731 SHAW RD, PUYALLUP, WA 98372; 727 SHAW RD, Unit: A, PUYALLUP, WA 98372;
PARCEL #	0420264071; 0420264072; 0420351082;
ASSOCIATED LAND USE PERMIT(S)	P-20-0027 P-20-0042 P-20-0028 L-20-0002 P-20-0077 P-21-0025 P-21-0034 P-19-0010 P-20-0031 PLBDJ20240103 PRCCP20230970 PRGR20230972 PRHM20231330 PRCNC20231714 PRMU20240139 PRHM20240180 PRMU20240400 PRMU20240401 PRMU20240402 PRMU20240404 PRMU20240405 PRMU20240406 PRMU20240407 PRGR20240491 PRCCP20240569 PRCCP20240808 PRFS20241973 PRFS20250031 PRFS20250098 PRFS20250099 PRFS20250371 PRCTI20250375 PRRWF20250442 PRFS20250456 PRFS20250522 PRCNC20250528 PRFA20250599 PRFA20250684 PRCNC20250692 PRCP20250695 PRFA20250795 PRFA20250797 PRSG20250876 PRSG20250877 PRSG20250878 PRCP20250899 PRCP20250900 PRCP20250901 PRCP20250902 PRCP20250903 PRCP20250904 PRCP20250905 PRCP20250906 PRCP20250907 PRCP20250908 PRCP20250909 PRCP20250910 PRCP20250911 PRCP20250912 PRCP20250913 PRFA20250945 PRFA20250946 PRCP20250957 PRFA20251007 PRFA20251024 PRFA20251055 PRCNC20251084 PRFS20251153 PRCNC20251159 PRPO20251217 PRFS20251327 PRAMR20251508 PRDK20251632
APPLICATION DATE	April 23, 2026
APPLICATION COMPLETE DATE	April 30, 2026
PROJECT STATUS	<b>Active Development Review Team (DRT) review case –</b>

	<b>resubmittal required.</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.
<b>APPROVAL EXPIRATION</b>	<b>N/A – Active permit application, not approved</b>
<b>CONDITIONS</b>	<p><b>Active permit application, not approved;</b></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 180 calendar days 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. The failure to provide timely responses or lack of providing the requested material(s) within the 180 calendar-day 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>

The City has completed the review of the above-mentioned permit submittal. All of your review comments, conditions, and redlined plans can be found on the [City's permit portal](#). Redlined plans can be found on the City’s Permit Portal in the “Reviews” section under “Documents Returned for Corrections”. Below please find the permit submittal review comments from your review team and re-submittal instructions.

**If we do not receive a response within 60 days, an additional 30 days of city staff review time will be added automatically to this permit. If no response is received within 180 calendar-days, this project will be canceled.** Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

### Re-submittal Instructions

To resubmit, you must respond to all comments in a written response letter and submit a letter of transmittal. Letter of transmittal and response letter must be submitted to the ‘Correction Response Letter’ item listed in the submittal items list. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: If you do not resubmit as instructed your re-submittal will be rejected. If you have any

questions about how to resubmit, please contact the permit center at [permitcenter@puyallupwa.gov](mailto:permitcenter@puyallupwa.gov).

- 1 Log in to your permits portal and navigate to the [status page](#) for this permit. Under the 'Upload Documents' section, select 'click here to upload document'.
- 2 For each submittal item listed re-submit a new version of the submittal item by clicking the "New Version" button next to the file name of the original file submitted. DO NOT click the 'browse' button unless the document you are submitting for that submittal item is not a new version of the originally submitted document.
- 3 Click 'Upload Documents' at bottom of the page.

## How to use this letter

This review letter includes two sections: "**Corrections**" and "**Conditions**".

The "**Corrections**" 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.

## Corrections

Planning Review	Chris Beale	(253)841-5418	CBeale@PuyallupWA.gov
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- The zoning table on sheet 3 of 4 does not correctly reflect that the zoning and parcel lines do not match. Lot 3 contains both CG and RM-20 zoning. Please review zoning GIS layer data and correct. [Comment Correction; ; pg. N/A]
- The parking notes refers to CMX zoning, which does not apply to this site. Please revise parking notes to refer back to Preliminary Site Plan approvals and PMC 20.55 governing parking requirements as opposed to zoning district(s). [Comment Correction; ; pg. N/A]

<b>Engineering Review</b>	<b>Mark Higginson</b>	<b>(253)841-5559</b>	<b>MHigginson@PuyallupWA.gov</b>
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- 202512120002, a re-record of AFN 202108050859. [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 1]
- 202512110507, a re-record of AFN 202107061306. [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 1]
- Storm [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 1]
- Complete recording of SWA prior to recording BSP. [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 1]
- Is there a reason this language was not also used? It grants rights to the "general public" and "private utilities" whereas the note above grants reciprocal rights to the individual ETC owners. [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 1]
- Please add the following notes:
  - The operation and maintenance of any existing or proposed water system located on private property shall be the responsibility of the Binding Site Plan ownership unless otherwise specifically agreed to by the City of Puyallup.
  - The site is within a critical aquifer recharge area. Uses and activities on this site shall comply with the city's critical area ordinance (PMC 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 stormwater management regulations and other applicable local, state, and federal regulations.
  - This Binding Site Plan contains a fish and wildlife habitat area that is protected by federal, state, and local regulations. These areas serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. Property owners are key for protecting, restoring, and managing our state's remaining habitat areas. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior jurisdictional approval. [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 1]
- typo [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 1]
- Provide the following:
  1. Code Data table per the BSP Application, Item I, i thru xiii.
  2. Sheet Index. [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 1]

- sewer lift station [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 1]
- Note must be located wholly within the sheet border. [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 2]
- Readability [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 2]
- Is this necessary? [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 2]
- Is this necessary? [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 2]
- Delineate onsite stream buffer and callout. Show on Sheets 2-4. [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 2]
- street [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 2]
- Per AFN 202605120471 [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 2]
- Public Sidewalk Easement per AFN 202605120472. [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 2]
- Remove [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 2]
- Public [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 2]
- Private [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 2]
- Delineate onsite stream buffer and callout. Show on Sheets 2-4. [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 3]
- CG [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 3]
- Verify Building Designations per final layout. (Typ) [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 3]
- Delineate onsite stream buffer and callout. Show on Sheets 2-4. [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 4]
- Add Building Designations per final layout. (Typ) [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 4]
- Show CB [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 4]
- Verify-did this segment get constructed? [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 4]
- ...recorded maintenance agreement? [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 4]
- Add Street Covenant recording number (should be recorded within a few days after receiving these comments. Please contact Robin at rloewen@puyallupwa.gov for status.) [SITE PLAN; 2026\20260327-ETC-BSP.pdf; pg. 2]

## Conditions

Condition Category	Condition	Department	Condition Status
Public Noticing	Public notice sign must be posted on site in a publically visible location.	Planning Division	Resolved
Public Noticing	Signed Affidavit must be provided.	Planning Division	Resolved

Sincerely,  
Chris Beale  
Senior Planner  
(253) 841-5418  
CBeale@PuyallupWA.gov