



City of Puyallup

Planning Division

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www.cityofpuyallup.org

June 22, 2026

Olivia Burckhard
409 East Pioneer, Suite A
Puyallup, WA 98372

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLBDJ20260053
PROJECT NAME	Taco Time Boundary Line Adjustment
PERMIT TYPE	Boundary Line Adjustment
PROJECT DESCRIPTION	Adjust the boundary line between 2 parcels under 1 ownership - TACO TIME
SITE ADDRESS	1127 E MAIN, PUYALLUP, WA 98372;
PARCEL #	0420271174;
ASSOCIATED LAND USE PERMIT(S)	PLDDG20220115 PLPSP20220120 PRCCP20231136 PRCNC20231287 PRCWSA20240524 PRRWF20250009 PRSG20250425 PRFS20250436
APPLICATION DATE	May 07, 2026
APPLICATION COMPLETE DATE	May 14, 2026
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	Active permit application, not approved; 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. 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.

	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.
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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.

- 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

Engineering Review	Jamie Carter	(253)435-3616	JCarter@puyallupwa.gov
- The lot combination from 2025 was intended to resolve the issue of shared facilities. Many businesses in town share a parcel and parking, storm, access, etc. Putting these existing structures into their own parcels introduces complexity. The design has accounted for water and sewer to be within each individual parcel, but the shared facilities for storm, parking, access and refuse are problematic. If this new parcel line were recorded, we can envision a time in the future when the parcels have separate owners. At that point one owner could refuse to allow the other to use said facilities or may try and charge them. A Binding Site Plan may be more appropriate for this situation. Simple easements are not recommended as granting an easement to oneself is not really possible. [Comment Correction; ; pg. N/A]			

Conditions

Condition Category	Condition	Department	Condition Status
	> On sheet 2, correct the spelling of "PAECEL "A" and "PAECEL "B" prior to submitting the BLA for recording.	Planning Division	Open

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