



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

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www.cityofpuyallup.org

July 29, 2026

Kali Barnes
18215 72nd Avenue S
Kent, WA 98032

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	PLBDJ20260066
PROJECT NAME	South Hill Business and Technology Center Boundary Line Adjustment #3
PERMIT TYPE	Boundary Line Adjustment
PROJECT DESCRIPTION	Adjust common property line between 3 existing parcels to provide a 30-foot setback from the new retaining wall to meet required setbacks.
SITE ADDRESS	1023 39TH AVE SE, PUYALLUP, WA 98374;
PARCEL #	0419034037;
ASSOCIATED LAND USE PERMIT(S)	PLPRE20230121 PLSSP20240006 PLSSP20240018 PRFO20231761 PRFO20240140 PRCCP20240183 PRFO20240187 PRMH20240272 PRCTI20240275 PRCTI20240333 PRCTI20240438 PRCTI20240560 PRFO20240573 PRMH20240593 PRFS20240598 PRCWSA20240599 PRCNC20240601 PRCTI20240616 PRFA20240642 PRCNC20240647 PRFN20240667 PRCTI20240782

	PRCTI20240784 PRFA20240822 PRMH20240831 PRCTI20240892 PRFA20241312 PRCTI20241387 PRFA20241456 PRFA20241475 PRFS20241490 PRCNC20241741 PRMH20241875 PRRWF20241913 PRCTI20242004 PRCTI20250032 PRFA20250095 PRFS20250257 PRFA20250292 PRCTI20250361 PRFA20250454 PRFA20250542 PRFA20250621 PRFS20250986 PRFS20251390 PRFA20251430 PRCTI20260575 PRFA20260831 PRFS20260843 PRFA20260863
APPLICATION DATE	June 03, 2026
APPLICATION COMPLETE DATE	June 03, 2026
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. The project is now proceeding into final SEPA review and issuance, followed by the scheduling of a public hearing on the project.
APPROVAL EXPIRATION	
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. The ‘Condition Status’ column notes whether a specific condition has been ‘resolved’ meaning no further action is required or is ‘open’ meaning further action is required during subsequent permit submissions. Each condition has been added by a specific City of Puyallup Department, please contact the specific reviewer associated with that condition for any specific questions regarding that condition:

Department	Reviewer	Phone	Email
Planning	Chris Beale	2538415418	CBeale@PuyallupWA.gov
Engineering	Mark Higginson	2538415559	MHigginson@PuyallupWA.gov
Traffic	Mieco Hutchens	2539930179	mhutchens@puyallupwa.gov
Building	Stan Kinnear		SKinnear@puyallupwa.gov
Fire	David Drake	2538644171	DDrake@PuyallupWA.gov

Condition Category	Condition	Department	Condition Status
	19.05.080Expiration. After approval, the survey of boundary line adjustment, together with deeds of conveyance signed by parties disclosed in the title report when the adjusted boundary separates different ownership must be recorded. If the record of survey and required deeds of conveyance have not been recorded within six months of approval, the boundary line adjustment shall be null and void.	Planning Division	Open

Sincerely,

Chris Beale
Planning Manager
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CBeale@PuyallupWA.gov