



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Donald Smith
2606 E MAIN
PUYALLUP, WA 98372

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLBDJ20220088
PROJECT NAME	Toyota of Puyallup and First Baptist Church BLA
PERMIT TYPE	Boundary Line Adjustment
PROJECT DESCRIPTION	Boundary line adjustment between Toyota of Puyallup and First Baptist Church
SITE ADDRESS	1219 15TH ST NW, PUYALLUP, WA 98371; 1400 RIVER RD, PUYALLUP, WA 98371;
PARCEL #	4920000019; 4920000030;
ASSOCIATED LAND USE PERMIT(S)	N/A
APPLICATION DATE	June 02, 2022
APPLICATION COMPLETE DATE	June 08, 2022
PROJECT STATUS	<u>Active Development Review Team (DRT) review case – resubmittal required.</u> 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 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.

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 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.

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.

ACTION ITEMS

Engineering Review - Anthony Hulse; (253) 841-5553; AHulse@PuyallupWA.gov

- Have the surveyor sign and date the next submitted plan set. [BLA, pg 1]
- Provide the existing and proposed boundary lines in the legend. The existing lot lines shall be shown using a heavy dashed line, and the proposed lot lines shown using a heavy solid line. [BLA, pg 2]
- Provide conversion to NAVD 88. [BLA, pg 2]
- Show all of the easements stated within the title report:-AFN 200008170648 PSE-AFN 9006200288 COP Water Main-Provide a copy of AFN 8211220205 and show this easement on the plans. This is a historical document that I do not have access to per the Pierce County Auditor's website. -Provide a copy of AFN 8211220203 and show this easement on the plans. This is a historical document that I do not have access to per the Pierce County Auditor's website. -Provide a copy of AFN 8211220202 and show this easement on the plans. This is a historical document that I do not have access to per the Pierce County Auditor's website. - Provide a copy of AFN 8211220200 and 8211220204 and show this easement on the plans. This is a historical document that I do not have access to per the Pierce County Auditor's website. [BLA, pg 2]
- Have all the easements created per short plat 8109170287 been terminated? [BLA, pg 2]

Planning Review - Nabila Comstock; (253) 770-3361; NComstock@PuyallupWA.gov

- Please fill in the permit number assigned to this project: PLBDJ20220088. [survey map, pg. 1]
- Please update the title page/sheet 1 to mirror the language of the City of Puyallup's template Boundary Line Adjustment format exactly. The link to the template is below:<https://www.cityofpuyallup.org/DocumentCenter/View/13811/BLA-Cover-Page-Template-2021?bidId=>[survey map, pg.1]
- Please include TPN 4920000030 in the vicinity map [survey map, pg. 1]
- Please label the lots as lot 1 and lot 2 [survey map, pg. 2]
- Please provide the square footage of all existing structures [survey map, pg. 2]
- Will any parking stalls for the church on TPN 4920000030 be removed as a result of the BLA? From a rough measurement using GIS, it appears that approximately 6 stalls would be within the 100' x 330' BLA proposal. Please confirm.

CONDITIONS

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

- Prior to submittal to the city for final signatures, please add the following 'Critical Area' notes to denote the presence of a 'CRITICAL AREA ON SITE' on Sheet 1
 - Critical Area: Lots 1 and 2 contain a volcanic hazard area. A volcanic hazard area note for each lot affected shall indicate: "The site is within a volcanic hazard area. In the event of an eruption of Mt. Rainier, the site is expected to be inundated by pyroclastic flows, lava flows, debris avalanche, inundation by debris flows, lahars, mudflows, or related flooding resulting from volcanic activities. Uses and activities on this site shall comply with the city's critical area ordinance (Puyallup Municipal Code 21.06, Article XII, section 21.06.1260, or succeeding section, regarding volcanic hazard areas."

- Critical Area: Lots 1 and 2 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."

Sincerely,
Nabila Comstock
Assistant Planner
(253) 770-3361
NComstock@PuyallupWA.gov