



CITY OF PUYALLUP

Development Services Center

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STAFF MEMO TO HEARING EXAMINER

To: Hearing Examiner
From: Chris Beale, AICP, Senior Planner
Subject: Case # P-20-0041 – Conditional Use Permit (Stephens duplex)

Date of staff report: June 16, 2020

Date of public hearing: June 24, 2020, 2:00pm

SUMMARY OF REQUEST

Proposed duplex on a .31 (13,500 sq ft) parcel in the RS-08 (Medium urban density single-family residential) zone.

APPLICANT

David Stephens – DKR Duplexes
4320 South 131st Place, Suite 100
Seattle, WA 98168

SITE LOCATION

TPN: 0420208014, 2003 13TH AV NW

NOTIFICATIONS AND COMMENTS

- Permit request received by city on **May 07, 2020**
- Initial submittal deemed complete by Department on **May 19, 2020**

Notice of Complete Application

- Notice of complete land use permit application mailed to all owners of property within 400' of the site as indicated by the Pierce County Assessor Treasurer's records on **May 21, 2020**.
- Notice of complete land use permit application was posted at the project site by the applicant on **May 25, 2020**. Applicant provided signed affidavit of posting and photo.
- Notice of complete land use permit application published in the Tacoma News Tribune on **May 21, 2020**.

Notice of Public Hearing

- Notice of Public Hearing mailed to all owners of property within 400' of the site as indicated by the Pierce County Assessor Treasurer's records on **June 04, 2020** (15 days in advance of public hearing – 14 days minimum required by PMC 20.12.010 (2)).
- Notice of Public Hearing was posted at the project site by the applicant on **June 11, 2020** (Applicant provided signed affidavit of posting and photo - 13 days in advance of public hearing; 10 days minimum required by PMC 20.12.010 (3)).

- Notice of Public Hearing published in the Tacoma News Tribune on **June 05, 2020** (19 days in advance of hearing – 10 days minimum required by PMC 19.08.110)

Public and Agency comments:

- No comments received as of the date of this report/memo.
- Public and tribal agencies are not notified of local land use permits without underlying SEPA review per PMC 20.12.010. No notice was provided to the city's public agency and tribal notification list for this application's public hearing.

ANALYSIS AND PERMIT CONDITIONS

Staff has reviewed the application and offer recommended findings and conditions to the Hearing Examiner, as contained in the Development Review Team letter dated June 02, 2020.