



City of Puyallup

**Planning Division**

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www.cityofpuyallup.org

April 06, 2023

Greg Zetterberg  
Mundy Loss Rd  
Buckley, WA 98321

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLPSP20220172
PROJECT NAME	EJ Poultry / 2401 Inter Ave
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	Paving of a 1.85 acre site with impervious asphalt for truck storage and parking. A 4,800 square foot storage building is proposed to be constructed in the northwest corner of the property. Project will include City required frontage improvements, landscaping, storm water controls, utilities, and other site improvements as required.
SITE ADDRESS	2401 INTER AVE, PUYALLUP, WA 98372;
PARCEL #	2105200150;
ASSOCIATED LAND USE PERMIT(S)	PRCCP20230107
APPLICATION DATE	December 19, 2022
APPLICATION COMPLETE DATE	January 26, 2023
PROJECT STATUS	<b>Active Development Review Team (DRT) review case – 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.
APPROVAL EXPIRATION	<b>N/A – Active permit application, not approved</b>

## 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

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

- If a berm is proposed as it seems to be shown on the storm site plan, please also include the contour index lines and label the berm on the landscape plan as well. [landscape plan, L1]
- The existing 6' chainlink fences will need to be replaced or upgraded to be sight-obscuring fencing per PMC 20.35.035 (3). Fences may not exceed 8' in height. [landscape plan, L1]
- Per PMC 20.35.035, sight-obscuring fencing is required around all portions of a lot utilized for outdoor storage. A fence is required along the southern property line (along Inter Ave.) to screen the outdoor storage. The maximum fence size is 8'. Any fence greater than 6' in height will require a building permit. The fence will be required to meet the 20' front yard setback. See PMC 20.35.035 (3) for full performance standards. [landscape plan, L1]
- Landscaping along the front property line is required to be Type II landscaping. Type III landscaping is only used for interior side yards. [landscape plan, L1]
- Is this a berm? If so, please label and include the proposed contour index lines. [storm site plan, C5]
- No trash and recycling receptacles are shown on plans. Please note that any proposed trash and recycling receptacles shall be screened from adjacent properties and public rights-of-way by an opaque visual barrier no lower than the highest point of the receptacles. (PMC 20.35.035 (6)). [planning site plan, pg.1 ]
- Per PMC 20.35.035 (4) Outdoor Lighting. Building-mounted lighting and aerial-mounted floodlighting shall be shielded from above in such a manner that the bottom edge of the shield shall be below the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. All lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. [planning site plan, pg.1 ]
- Please provide elevations of the proposed storage building. Staff need to review that the proposed structure is meeting the maximum building height for the ML zone (PMC 20.35.020 (11)).

- Landscaping islands apply to all striped parking and storage areas, including heavy truck trailer parking. For large, paved areas which trigger parking lot landscaping under PMC 20.58.005, but may not contain vehicle striping for vehicle parking, staff will use reasonable discretion and flexibility in site designing to allow larger consolidated/ grouped islands to spread out evenly through the paved areas, ensuring landscaping meets the intent of the type IV design standards and meets the minimum landscape requirements in PMC 20.58.005.

Though parking lot landscape islands are not proposed due to the truck parking area not being striped, there is a requirement that all paved areas over 10,000SF shall have at least 5% of all paved surfaces to be landscaped. Perimeter landscaping shall not be calculated as part of the required amount of internal parking lot landscaping. You can propose consolidating parking lot landscaping areas to meet this 5% landscaped area requirement.

- Please include the calculation showing that 5% of all paved surfaces are landscaped (this cannot include perimeter landscaping).

Per PMC 20.58.005 (1) All paved areas of over 10,000 square feet shall have at least five percent of all paved areas landscaped to provide shade to reduce the heat island effect related to paved surfaces, reduce storm water runoff, improve air quality, provide visual breaks to large paved areas and improve general appearance. Perimeter landscaping shall not be calculated as part of the required amount of internal parking lot landscaping. Internal parking lot landscaping design and spacing shall conform to the "Type IV" landscaping standards contained in the city's vegetation management standards (VMS) manual. In order to further mitigate the impacts of more substantial expanses of paved areas on development sites, the following shall apply: (a) In the event that a project provides 20 percent more than the required minimum number of parking stalls (per PMC 20.55.010) for a specific use or group of uses on a development complex site, or in the event that the total sum of paved areas on a site exceeds 100,000 square feet, at least 10 percent of all paved areas shall be landscaped in accordance with this section and the vegetation management standards (VMS) manual.

[landscape plan, L1]

- Is there any proposed office space in the prop building or employee work area? If so, please define and include the square footage of either use.  
 PMC 20.55.010 (16) Manufacturing and industrial uses: one space for each 500 square feet of employee work area, plus open space for each 1,000 square feet of floor area devoted exclusively to storage and/or housing of accessory mechanical equipment  
 OR  
 PMC 20.55.010 (20) Professional offices: one space for each 200 square feet of gross floor area for medical, clinical and dental offices or one space for each 300 square feet of gross floor area for other professional and business offices;

[landscape plan, L1]

- SEPA Comments - Department of Ecology  
The Department of Ecology provided a comment e-mail. The full comment letter is viewable through the CityView Portal. Please review and address each comment in this letter and note that an additional formal jurisdictional determination from Ecology and the Army Corp of Engineers is required to determine if this feature is a water of the state per Zachary Meyer's DOE comment within the letter.
- SEPA Comments - Nisqually Indian Tribe  
The Nisqually Indian Tribe provided a comment letter. The full comment letter is viewable through the CityView Portal. Please review and address this comment letter from the Nisqually Indian Tribe.
- 12', Type II perimeter landscaping is required along the front property line along Inter Ave. In addition to this 12' perimeter landscaping requirement, we are requiring street trees be planted back of walk to address the requirement for street trees for frontage improvements. The plans appear to propose this, but please clarify that there is 12' for perimeter landscaping and additional area that is used for back of walk street tree planting. [landscape plans, L1].

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

- Revise the reference to the 2021 Pierce County Stormwater manual to the current City adopted 2019 Ecology Manual. [Drainage report, pg 7]
- Include the following flow charts within the preliminary drainage report: Figure I-3.2: Flow Chart for Determining Requirements for Redevelopment and Figure III-1.1: Runoff Treatment BMP Selection Flow Chart and Figure I-3.5 Flow chart for determining wetland protection level requirements.
- Remove Minimum Requirement #10 as there are only 10 requirements in the 2019 Ecology Manual. [Drainage report, pg 11]
- The roof area is considered a non-pollution generating hard surface and may bypass the water quality filter. [Drainage plans, pg 10]
- Add the acreage of impervious/pervious areas in table 1. [drainage report, pg 7]
- The pervious areas in the WWHM calc on page 26 does not match the table 1 Impervious/Pervious Areas. Revise accordingly. [drainage report, pg 26]
- The proposed asphalt parking area is proposed at 1.23 acres in table 1 whereas, the WWHM parking lot area is defined as 1.45 acres. Revise the 0.22 acre discrepancy. [drainage report, pg 26]
- Page 11 of the storm report states StormChamber 3500 is the proposed detention system, whereas the WWHM calc states model 740. Revise accordingly. [drainage report, pg 28]
- Size the contech water quality filter per the WWHM calculation.
- Per the WWHM calculation, the flow control standard per minimum requirement #7 is not met. [drainage report, 37]
- Provide a legend outlining the existing utilities. Also define the various hatch types [site plan, pg 1]

- Show required frontage improvements per PMC 11.08.135(3). Show curb, gutter, sidewalk, half street improvements and street lighting. See city standards 01.01.02, 01.02.01, 01.02.09, and 01.02.16 [site plan, pg 1]
- Show the existing and proposed contours at 2' intervals [site plan, pg 1].
- Provide the lot dimensions and bearings. [Site plan, pg 1]
- Indicate the Inter Ave public right of way and existing width. [site plan, pg 1]
- Show the rest of the water main in Inter Ave. [site plan, pg 1]
- Provide existing and proposed plan sheets. During the next round of review, submit a single site plan with all the plan sheets. [site plan, pg 1]
- Update the preliminary frontage improvements plan. Provide half street improvements, an 8' sidewalk, with street trees placed at the back of walk and street lights. See city standards 01.01.02, 01.01.19, and 01.05.03. [site plan, pg 1]
- Provide an accessible path from the right of way to the building. [site plan, pg 1]
- Indicate the square footage of the proposed impervious and pervious areas. [site plan, pg 1]
- Show the accessible pathway from the right of way to the building. [site plan, pg 1]
- Show the existing lot property lines. Ensure the linetype is shown in the legend. [site plan, pg 1]
- Provide a legend for the linetypes/hatches on this sheet. [site plan, pg 1]
- Show the required trash enclosure per city design standard 208.1 [site plan, pg 1]
- Indicate that this sheet is preliminary. [storm site plan, pg 1]
- Show existing and proposed contours in 2' intervals. [storm site plan, pg 1]
- The conduit and PVC must remain in the public right of way. [lighting/frontage, pg 1]
- Indicate that this is also the Frontage Plan. [lighting/frontage plan]
- Show the edge of the right of way [lighting/frontage plan, pg 1]
- Clearly shows the edge of the property. [lighting and frontage plan, pg 1]
- Show the following required frontage improvements: 8' wide sidewalk (remove street trees), half-street paving and curb and gutter along the entire frontage. [lighting/frontage plan, pg 1]
- Provide a legend for the different proposed line and hatch types. [lighting and frontage plan, pg 1]

**Engineering Traffic Review** - Bryan Roberts; (253) 841-5542; broberts@PuyallupWA.gov

- Existing truck storage on this site was never approved or mitigated for. Credit not valid [Traffic Scoping]
- Previous scoping worksheet had assumed general office use for the proposed building. What changed? Why is the 5k sqft building not accounted for in scoping worksheet? Provide specific details on how this building will be used. [Traffic Scoping]
- Provide details on how site will operate. Will this be longterm storage of trucks? How long will they be on-site? [Traffic Scoping]
- Show preliminary locations of City standard streetlights. Streetlights must be placed outside ADA wheelchair ramp area. [PSP pg1]
- Show preliminary frontage design with 8ft sidewalks with street trees behind sidewalk. [PSP pg1]
- Based on existing pavement conditions of Levee Rd, half-street paving will be required. [PSP pg1]

## CONDITIONS

**Development & Permitting Services** - Anthony Hulse; 2538415553; AHulse@PuyallupWA.gov

- Submit With Civil Permit Application: Submit frontage plans at the time of Civil Application - AH

**Traffic Division** - Bryan Roberts; 2538415542; broberts@PuyallupWA.gov

- General: Traffic Impact fees (TIF) will be assessed in accordance with fees adopted by ordinance, per PMC 21.10.

Impact fees are subject to change and are adopted by ordinance. The applicant shall pay the proportionate impact fees adopted at the time of building permit application.

Park impact fees shall be charged \$0.87 per building sqft. Fees are assessed in accordance with fees adopted by ordinance, per PMC 21.10

Per Puyallup Municipal Code Section 11.08.135 the applicant/owner would be expected to construct half- street improvements including curb, gutter, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.

a. Half-street grind & overlay may be necessary based on the roadway condition at the time of civil review.

At the time of civil permit review provide a separate street lighting plan and pavement striping plan

(channelization) sheet for the City to review.

a. Extend conduit & j-box to the edge of frontage to accommodate future streetlight expansion along this street.

b. Streetlights shall have shorting caps installed with remote photocell located on the service cabinet.

c. Streetlight design shall provide the following:

i. Provide details on how streetlights will be powered

ii. Location of conduit runs

iii. Wiring Schedule

1. Conduit size and type for each raceway

2. Conductors details

iv. Pole schedule

1. STA & offset for each luminaire

v. Show location of junction boxes

A 30-foot commercial driveway will be required for site access.

Driveway & parking lot cannot exceed 10% grade.

Sincerely,  
Nabila Comstock  
Assistant Planner

(253) 770-3361  
NComstock@PuyallupWA.gov