



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

April 28, 2023

Heidi Renea Kihlman
 2106 Pacific Avenue Suite 300
 Tacoma, WA 98402

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	2
PERMIT #	PLPSP20220120
PROJECT NAME	Taco Time Puyallup
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	Construction of a new 2,975 SF Taco Time restaurant along E Main Ave with associated drive-thru on the eastern side of the site. New building is required to go through non-residential administrative design review. Project includes the expansion of the site to the north for additional parking for a total of 62 stalls onsite. The existing building will remain and existing drive through will be re-routed. Project will include landscaping, storm water controls, utilities, and other site improvements as required.
SITE ADDRESS	1115 E MAIN, PUYALLUP, WA 98372;
PARCEL #	7845100032;
ASSOCIATED LAND USE PERMIT(S)	
APPLICATION DATE	July 26, 2022
APPLICATION COMPLETE DATE	August 31, 2022
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	<p>Active permit application, not approved;</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
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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

- The height of the ecology blocks is not clearly marked on the plans. Please define the height of the ecology block wall on the preliminary storm and utilities site plan. PMC 20.58.005 (2) (ii) Rear and Side Property Lines. All retaining walls shall be set back from any rear or side yard property line by a minimum of six feet. The maximum height of any singular retaining wall within 30 feet of a rear or side property line shall be six feet above finished grade. A minimum of six feet of stepback shall be provided between any terraced retaining walls proposed within 30 feet of a rear or side property line. No more than a total of three stepped retaining walls (complying with the maximum six-foot height limit above finished grade) shall be placed within 30 feet of a rear or side property line. A Type I visual barrier landscape buffer shall be provided in front of all retaining walls, in accordance with the city's vegetation management standards (VMS) manual. [Preliminary storm and utilities, pg.1]
- The calculations were provided in the DRT response letter, but not on the elevations. Please resubmit elevations with the street-facing wall consisting of at least 60% windows and/or transparent doorways and include the calculations of this percentage on sheet A-201 of the exterior elevation plans. PMC 20.26.300 (3)(d) Building Entrances and Design. At least one building entrance for an individual building (or individual tenant spaces) shall face each public street frontage or be located within 50 lineal feet from a public street frontage. Directly linking pedestrian access shall be provided between the street right-of-way and each building entrance. No less than 60 percent of the surface area of any street-facing wall shall consist of windows and/or transparent doorways.
[elevations, pg. 1]

- Clearly label where silva cells have been added on the storm plan. Ensure that silva cell detail is included on civil permit application. [Preliminary storm and utilities, pg.1]
- The height of the ecology blocks is not clearly marked on the plans. Please define the height of the ecology block wall on the preliminary storm and utilities site plan. PMC 20.58.005 (2) (ii) Rear and Side Property Lines. All retaining walls shall be set back from any rear or side yard property line by a minimum of six feet. The maximum height of any singular retaining wall within 30 feet of a rear or side property line shall be six feet above finished grade. A minimum of six feet of stepback shall be provided between any terraced retaining walls proposed within 30 feet of a rear or side property line. No more than a total of three stepped retaining walls (complying with the maximum six-foot height limit above finished grade) shall be placed within 30 feet of a rear or side property line. A Type I visual barrier landscape buffer shall be provided in front of all retaining walls, in accordance with the city's vegetation management standards (VMS) manual. [Preliminary storm and utilities, pg.1]

Engineering Review - Lance Hollingsworth; (253) 770-3337; LHollingsworth@PuyallupWA.gov

- Show how sanitary sewer connection to trash enclosure will be feasible in this location. [PRE-1 020223]
- Show approximate pavement removal extents for infiltration trench excavation footprint. [PRE-1 020223]

CONDITIONS

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

- General: Per PMC 20.31.040 (13)(b), the drive-through shall include appropriate signage encouraging motorists to turn headlights off while stacking in the drive-through lane. This requirement will be inspected for during planning inspections of the future associated civil permit
[planning, NC]
- General: The pedestrian crosswalk for access from the parking lot, through the drive-through lane, to the restaurant is required to be raised, ADA-accessible, and meet the other requirements in PMC 0.31.040 (13)(d). This requirement will be inspected for during planning inspections of the future associated civil permit.
PMC 20.31.040 (13)(d) Pedestrian access from the abutting right-of-way shall be provided in a location safely away from drive-through lanes. In the event that direct pedestrian access cannot be provided in a location clear of the drive-through lane, direct pedestrian access shall be provided through the drive-through lane from a street-facing building entrance to the abutting roadway with a safe, ADA accessible raised pedestrian crosswalk, delineated by decorative stamped pavement/asphalt and appropriate pedestrian warning signs and adequate lighting (see Figure 4)
[planning, NC]
- Submit With Civil Permit Application: Existing tree(s) on the site which are larger than 15" in Diameter at Breast Height (DBH) are considered to be a 'significant tree' and must be retained, where possible. If your site includes any significant trees, then you must include a tree risk assessment completed by a certified arborist and provided with your civil permit application.
- SEPA Condition: The Puyallup Tribe of Indians has requested that Archaeological Monitoring be present during ground disturbance as 1115 E Main is located within a high probability area for impacting cultural resources. The city is identifying this as a mitigation measure in the preparation of a SEPA MDNS. Such a condition would require the applicant to identify this requirement in the civil and building permit applications and to ensure that Archaeological Monitoring is present during ground disturbance.

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

- General: Sight distance analysis will be required during civil review to ensure driveway(s) can meet City standards for entering sight distance. Any sight obstructions (signage, trees, fences, etc.) must be identified.

Both site driveways must be upgraded to meet City/ADA standards. Drop approach 01.02.18 will be applicable at this location.

During civil design channelization/stripping plan will be required. Proposed channelization arrows & stripping cannot be located on sidewalk. Arrows must be thermoplastic

During civil design AutoTurn analysis will be required to ensure design vehicles can safely navigate site. Coordinate with Fire (David Drake) to confirm if Fire Apparatus AutoTurn is necessary during civil review.

Loading zone will not be allowed within driveway throat. This design will likely cause

operational issues that will impact E Main.

Per Puyallup Municipal Code Section 11.08.135, the applicant/owner would be expected to construct half-street improvements including curb, gutter, planter strip, 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. Per previous communication:

- Existing 8ft sidewalk can remain, commercial driveways must be upgraded to meet ADA & City standards.
- Eastern driveway removed and replaced with City standard sidewalk.
- You'll need to work with planning to ensure your design can retain existing street trees.

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

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