



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

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www.cityofpuyallup.org

June 01, 2023

Contour Engineering LLC

PO Box 949

GIG HARBOR, WA 98335

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	PLPSP20220137
PROJECT NAME	Valley Avenue Yard
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	Proposed Outdoor Storage Yard use for truck/trailer parking on two (2) adjoining parcels (to be combined via lot combination process). No new structures or buildings proposed. Project site to be cleared, graded, paved, improved and landscaped/screened.
SITE ADDRESS	1042 VALLEY AVE NW, PUYALLUP, WA 98371; 1106 VALLEY AVE NW, PUYALLUP, WA 98371;
PARCEL #	0420163040; 0420163041;
ASSOCIATED LAND USE PERMIT(S)	PLPRE20210002
APPLICATION DATE	September 22, 2022
APPLICATION COMPLETE DATE	September 22, 2022
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.
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:

Building Division - David Leahy; 2534353618; DLeahy@PuyallupWA.gov

- Submit With Building Permit Application: Separate permit would be required for the 8' high fences shown on site plans. And as indicated in pre-app notes for PLPRE2021002 separate permits would be required for all the demolition of the houses and for the changing the one building into an office. See those notes. : Condition Status: Open

Engineering Division - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Standard Conditions: Due to land disturbing activities that exceed one acre this project is required to apply for a Construction Stormwater General Permit from the Washington State Department of Ecology.: Condition Status: Open

Engineering Division - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Standard Conditions: : Condition Status: Resolved

Engineering Division - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Submit With Civil Permit Application: Provide all details of water and dry utility improvements with civil permit.: Condition Status: Open

Engineering Division - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Submit With Civil Permit Application: Provide confirmation of water well and septic drain field decommissioning with civil submittal. : Condition Status: Open

Engineering Division - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Submit With Civil Permit Application: The review and negotiation of the Liscensing Agreement to retain the ramp in the right of way shall be completed during civil review. In the meantime the City will reveiw the draft, including legal review, and provide commnets during the 1st submittal of the civil plans.: Condition Status: Resolved

Planning Division - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- General: Sign Posted On Site must be provided.: Condition Status: Resolved

Planning Division - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- General: Signed Affidavit must be provided.: Condition Status: Resolved

Planning Division - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- Submit With Building Permit Application: Additional Submittal Item Required: If exterior changes are proposed to the existing buildings on site, Industrial Design Review application (to be included with your building permit application) will be required. Your project is subject to administrative design review for industrial style buildings see PMC 20.26.400 for specific design standards. Since this is an administrative process, your design submittal will be reviewed by the

Director or designee who will approve, approve with conditions, or deny your design. Your design review application must be submitted as a supplemental form with your building permit application. Please contact case planner for application form. : Condition Status: Open

Sincerely,

Rachael N. Brown
Associate Planner
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RNBrown@PuyallupWA.gov