



City of Puyallup

**Planning Division**

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June 15, 2023

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<b>FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER</b>	
<b>PERMIT #</b>	PLPSP20220120
<b>PROJECT NAME</b>	Taco Time Puyallup
<b>PERMIT TYPE</b>	Preliminary Site Plan
<b>PROJECT DESCRIPTION</b>	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.
<b>SITE ADDRESS</b>	1115 E MAIN, PUYALLUP, WA 98372;
<b>PARCEL #</b>	7845100032;
<b>ASSOCIATED LAND USE PERMIT(S)</b>	
<b>APPLICATION DATE</b>	August 31, 2022
<b>APPLICATION COMPLETE DATE</b>	August 31, 2022
<b>PROJECT STATUS</b>	<b><u>Final Development Review Team (DRT) letter – application approved.</u></b> 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, followed by the scheduling of a public hearing on the project.
<b>APPROVAL EXPIRATION</b>	
<b>CONDITIONS</b>	<b><u>See notes and conditions below.</u></b> 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.

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## 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** - Ray Cockerham; 2538415585; RayC@PuyallupWA.gov

- General: Construction Plan Set (shall be dimensioned, to scale and include Architectural, Mechanical, Electrical, Plumbing, and Structural plans. Plans must be sufficiently detailed to demonstrate minimum code compliance and include specific details. Submittals must comply with current State of Washington building codes and Puyallup Municipal Codes. : Condition Status: Open

### **Engineering Division** - Anthony Hulse; 2538415553; AHulse@PuyallupWA.gov

- Submit With Civil Permit Application: At time of civils provide utility crossing information: Condition Status: Open
- General: At time of civils provide Grease Interceptor Sizing Calculations. Be sure the project meets Puyallup Municipal Code 14.06: Condition Status: Open
- General: At time of civils, provide the 2019 DOE manual Runoff Treatment BMP Selection Flow Chart within the drainage report: Condition Status: Open

### **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]: Condition Status: Open
- Submit With Civil Permit Application: 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]: Condition Status: Open
- 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.: Condition Status: Open
- 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. : Condition Status: Open

- Submit With Civil Permit Application: Re-vegetation behind (north of) the retaining wall with native conifers and shrubs in areas that were disturbed will be required and must be shown on the final landscape plan.: Condition Status: Open

**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 & striping 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: Condition Status: Open

Sincerely,

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