



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

August 02, 2023

Caleb Perkins
 401 Central St. SE
 Olympia, WA 98501

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLVAR20230045
PROJECT NAME	Deer Ridge Memory Care Parking Variance
PERMIT TYPE	Variance
PROJECT DESCRIPTION	We are applying for a variance to add 16 parking spaces to this memory care community.
SITE ADDRESS	3901 5TH ST SE, PUYALLUP, WA 98374;
PARCEL #	0419102126;
ASSOCIATED LAND USE PERMIT(S)	PLPRE20230015
APPLICATION DATE	May 02, 2023
APPLICATION COMPLETE DATE	May 25, 2023
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	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.

The City has completed the review of the above-mentioned permit submittal. All of your review comments, conditions, and redlined plans can be found on the [City's permit portal](#). Redlined plans can be found on the City's Permit Portal in the "Reviews" section under "Documents Returned for Corrections". Below please find the permit submittal review comments from your review team and re-submittal instructions. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

Re-submittal Instructions

To resubmit, you must respond to all comments in a written response letter and submit a letter of transmittal. Letter of transmittal and response letter must be submitted to the 'Correction Response Letter' item listed in the submittal items list. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: If you do not resubmit as instructed your re-submittal will be rejected. If you have any questions about how to resubmit, please contact the permit center at permitcenter@puyallupwa.gov.

- 1 Log in to your permits portal and navigate to the [status page](#) for this permit. Under the 'Upload Documents' section, select 'click here to upload document'.
- 2 For each submittal item listed re-submit a new version of the submittal item by clicking the "New Version" button next to the file name of the original file submitted. DO NOT click the 'browse' button unless the document you are submitting for that submittal item is not a new version of the originally submitted document.
- 3 Click 'Upload Documents' at bottom of the page.

How to use this letter

This review letter includes two sections: **“Corrections”** and **“Conditions”**.

The **“Corrections”** 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.

Corrections

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

- Perimeter landscape islands are required to be a minimum of 12ft. No more than eight (8) parking spaces shall be placed consecutively without a landscaping island, so if the island is not placed here, it would need to be placed somewhere along this proposed parking area if you are to proposed >8 stalls in a row. [site plan, A1.0]
- The perimeter of all sites shall be landscaped the full depth of the required setbacks for the subject site, or 12 feet, whichever is less; however, in no event shall a perimeter landscaping buffer be smaller than six feet. The required interior side yard setback in the UCX zone is 6ft, therefore a 6ft minimum perimeter landscaping buffer is required.

The southern property line has not been delineated on this site plan. Based on the information provided it appears that the eastern most proposed parking stall encroaches into the required 6ft perimeter landscape buffer.

Please delineate the property line along the southern boundary and ensure that the proposed parking stalls do not encroach in the required perimeter landscaping. [site plan, A1.0]

- Please note that this landscape island will required a minimum of one (1) tree selected from the Class III or Class IV street tree list show in section 12.9 or 12.10 of Puyallup's VMS. [site plan, A1.0]

Fire Review - David Drake; (253) 864-4171; DDrake@PuyallupWA.gov

- Prior to final all fire lane stripping and curb paint will need to be touched up or repainted. Acknowledge condition to move forward next review.

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

- Provide additional information (Geotech Report and Storm Drainage Report) to prove feasibility for stormwater mitigation for the new plus replaced hard surfaces as part of the variance plan. If the project elects to collect stormwater into the existing detention system, provide WWHM modeling to prove the site still meets the runoff treatment and flow control requirements of the Ecology manual, otherwise provide sizing information for the proposed best management practice (BMP) to mitigate stormwater runoff. Show the proposed BMP's. [site plan, pg 1]
- Distinguish existing vs proposed contour lines. The existing grading shown in the SW corner of this site does not match the grades and per the previous record drawings per civil permit E-19-0196. The record drawing show the site slopes from a hill from south to north, whereas this plan shows a hill from north to south. [site plan, pg 1]
- The grading in this section appears to conflict with the existing detention system. The top of the detention pipes are at 444.0. How much cover is required for this existing system? Provide an additional sheet showing that this grading does not conflict with this system. [site plan, pg 1]
- Provide the vertical datum for the survey. [site plan, pg 1]

Conditions

Condition Category	Condition	Department	Condition Status
Public Noticing	Public notice sign must be posted on site in a publically visible location.	Planning Division	Resolved
Public Noticing	Signed Affidavit must be provided.	Planning Division	Resolved
Submit With Civil Permit Application	A the the time of civil permit application, provide a stormwater drainage report meeting the minimum requirements of the 2019 Ecology Manual.	Development & Permitting Services	Open
Submit With Civil Permit Application	At time of civils, provide Geotechnical Testing to concur with the proposed stormwater mitigation design.	Development & Permitting Services	Open
Submit With Civil Permit Application	If the existing detention system will be utilized for stormwater mitigation, the project must provide continuous modeling showing the existing system has adequate capacity for treatment and flow control.	Development & Permitting Services	Open
Submit With Building Permit Application	Modifications to accessible routes require permit submittal, review, fees, and inspections per current IBC. This comment is advisory only, permits may not be required.	Building Division	Open

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