



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

August 29, 2023

Greg Zetterberg
Mundy Loss Rd
Buckley, WA 98321

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	PLPSP20220172
PROJECT NAME	EJ Poultry / 2401 Inter Ave
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	Complete frontage improvements required by the City of Puyallup for a 1.85 acre site which will be paved with impervious asphalt which shall be used for truck parking. A 4,800 sq.ft. storage building will be constructed in the northwest corner of the property. The City has approved this project previously and anticipates we will be issuing an addendum to the previously approved SEPA.
SITE ADDRESS	2401 INTER AVE, PUYALLUP, WA 98372;
PARCEL #	2105200150;
ASSOCIATED LAND USE PERMIT(S)	PRCCP20230107
APPLICATION DATE	January 26, 2023
APPLICATION COMPLETE DATE	January 26, 2023
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, followed by the scheduling of a public hearing on the project.
APPROVAL EXPIRATION	08/29/2025 PMC 20.89.020 Expiration: A preliminary site plan granted by the director or designee shall become null and void if not exercised within two years of the date of this approval of such preliminary site plan. A preliminary site plan shall be deemed exercised and remain in full force and effect when a complete building permit, or complete civil engineering permit when no building permit is required, has been submitted in reliance upon said permit.

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 or mitigation measures.
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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:

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

- Submit With Civil Permit Application: Submit frontage plans at the time of Civil Application - AH : Condition Status: Open
- Submit With Civil Permit Application: The project submitted an early submittal waiver to bypass review of the preliminary site plan. The project must meet all City of Puyallup Codes, Standard Details and Design Standards during review of the civil application. : Condition Status: Open

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

- General: Public notice sign must be posted on site in a publicly visible location. : Condition Status: Resolved
- General: Signed Affidavit must be provided.: Condition Status: Resolved
- SEPA Condition: The proposed filling of the wetland shall be fully mitigated in accordance with any conditions from the state Department of Ecology and/or U.S. Army Corps (USACE). This exemption does not relieve the applicant/property owner from permits required by the state Department of Ecology and/or U.S. Army Corps (USACE). The applicant/property owner shall provide proof of applicable approvals, exemptions and/or permits obtained from the state Department of Ecology and/or U.S. Army Corps (USACE) prior to the city approving any construction permits for the subject fill action (PMC 21.06.910(4)(e)). The city will also require proof if the state Department of Ecology and/or U.S. Army Corps (USACE) does not grant approval for the filling of the wetland in order to issue an approval of the site plan that corresponds with the denial of filling the wetland prior to the city approving any construction permits.: Condition Status: Open

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. : Condition Status: Open

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