



City of Puyallup

**Planning Division**

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www.cityofpuyallup.org

October 05, 2023

Michael Chen  
 500 Union Street, Suite 410  
 Seattle, WA 98101

<b>FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER</b>	
<b>PERMIT #</b>	PLPSP20220155
<b>PROJECT NAME</b>	Fortress Puyallup
<b>PERMIT TYPE</b>	Preliminary Site Plan
<b>PROJECT DESCRIPTION</b>	Construct an approximately 135,900 square foot warehouse with truck loading bays and associated parking. Scope of work includes the demolition of the existing/remaining structures onsite. Project is required to go through industrial administrative design review and will include landscaping, storm water controls, utilities, and other site improvements as required.
<b>SITE ADDRESS</b>	240 15TH ST SE, PUYALLUP, WA 98372
<b>PARCEL #</b>	0420274126
<b>ASSOCIATED LAND USE PERMIT(S)</b>	PRAMR20230739 PRGR20230909 PRCNC20230967 PRCCP20231096
<b>APPLICATION DATE</b>	November 02, 2022
<b>APPLICATION COMPLETE DATE</b>	November 02, 2022
<b>PROJECT STATUS</b>	<b>Final Development Review Team (DRT) letter – application approved.</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.
<b>APPROVAL EXPIRATION</b>	October 5, 2025  <b>PMC 20.89.020 Expiration:</b> A preliminary site plan granted by the director or designee shall become null and void if not exercised within <b>two years of the date of this approval</b> 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.
<b>CONDITIONS</b>	<b>See notes and conditions below.</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:

### **Development & Permitting Services** - Anthony Hulse; 2538415553; AHulse@PuyallupWA.gov

- Submit With Civil Permit Application: A connection to the SSMH is not desired by the City, tap the main with a sewer saddle per city standard 04.02.01 [site plan, pg 4]  
: Condition Status: Open
- Submit With Civil Permit Application: The backflow devices will need to be placed downstream of the water meters. [site plan, pg 4]  
: Condition Status: Open
- Submit With Civil Permit Application: Fill out right of way dedication and REETA forms found on the city website located here: <https://www.cityofpuyallup.org/DocumentCenter/View/7331/Appendix-C-?bidId=> Condition Status: Open

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

- General: Staff is supportive of reducing the blank wall planter width along the south side of the building dependent upon mitigation in the form of CU-Structural plant soils (or equivalent) in a total soil volume equal to that which would have been provided if the full 15' planter had been installed. Mitigation and installation details will be required at the time of civil permit approval. [planning]:  
Condition Status: Open
- Submit With Civil Permit Application: The perimeter of all parking areas and associated access drives which abut public rights-of-way shall be screened with on-site landscaping, earth berms, fencing, or a combination of both. The berm will need to be detailed to accurately depict the berm elevation, fence, and plantings on the final landscape plan and submitted with the associated civil permit application. :  
Condition Status: Open
- Prior to Issuance: Buildings cannot cross parcel lines even when owned by the same property owner. A lot combination will be required. Lot combinations are an administratively approved permit that also requires a review and recording with Pierce County.  
<https://www.cityofpuyallup.org/DocumentCenter/View/11646/Lot-Combination-Application>  
Condition Status: Open
- Submit With Civil Permit Application: The eastern (front) property line is required to have Type Id landscaping, which includes a berm and retaining wall system per the VMS (a graphic is provided in VMS Chapter 14.1). Slopes with a width to height ratio up to a maximum of three to one (3:1), not to exceed 6', shall be used.  
With a 12' landscape buffer, the berm will be required to be 3' and include a retaining wall interior to the site. All plant materials shall follow Type 1a standards or PMC 20.26.500.

Please include the Type Id landscaping along the eastern frontage in the final landscape plan as part of the civil application. Please call out the proposed wall and contours on the grading sheet or frontage

plan in the civil plan set as well as the peak elevation.

A building permit will be required for the retaining wall if it is 4' or higher.: Condition Status: Open

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

- Standard Conditions: TRAFFIC ENGINEERING GENERAL CONDITIONS:

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 based on size of building. 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, 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.

During Civil review, the design engineer must determine the required radius on the north side of intersection to allow inbound right trucks (SBR) to access site without encroaching into adjacent lane of (SB) traffic.

Design of commercial driveway must follow conditions described in approved AMR (alternative methods request) document. PRAMR20230739

At the time of preliminary site plan review, the end user of this project was unknown. Given the significant variability of trip generation for this type of facility, the City required the applicant to evaluate (3) separate possible end users with different levels of intensity (Low, Med, High trip generation). At this time, the applicant maintains this facility will be used as a General Warehouse (ITE 150 LUC) and is assumed to generate vehicle trips at the lowest intensity. Based on comments received from other jurisdictions (WSDOT), additional analysis may be required if the end user differs from the current assumption (Low intensity trip generation). Furthermore, additional analysis may be necessary by the City of Puyallup if a higher intensity land use is proposed (Right/Left turn pocket warrant based on higher volume at single commercial access location). : Condition Status: Open

Sincerely,

Nabila Comstock  
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