



October 25, 2023

City of Puyallup  
Planning Division  
333 S. Meridian  
Puyallup, WA 98371

RE: Responses to Development Review Team Letter  
South Hill Business and Technology Center  
1015-1023 39<sup>th</sup> Avenue S.E., Puyallup, WA 98374  
City File No. PLBSP20230028  
Our Job No. 18111

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter dated October 20, 2023. Enclosed are the following documents for your review and approval:

Revised Binding Site Plan Map dated October 24, 2023

The following outline provides each of your comments in italics exactly as written, along with a narrative response describing how each comment was addressed:

**Planning Review – Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov**

1. *Prior Comment: Please provide a surveyed site plan that delineates where the exact property lines are located and measurements of setbacks to all sides of building/structures to assist with determining if setbacks are being met. Review PMC 20.35.020 for required setbacks for the MP zone. Any setbacks that are not being met from existing buildings for proposed lot lines will have to be adjusted to meet required setbacks. Some setback markings are still missing. See marked up BSP for specific missing setbacks that need to be added.*

**Response:** The additional setbacks to the existing buildings have been added as requested.

2. *Concomitant Agreement: The concomitant agreement shall be dissolved and the relevant sections of the agreement need to be incorporated into the BSP or a new Development Agreement. Dissolution of the concomitant agreement will require approval by City Council and signatures of all parties to the agreement (including Kaiser Permanente). However, it may be possible to eliminate the agreements affect as it pertains to only the properties addressed in the BSP, without the signature of representatives of Kaiser Permanente. Please provide a draft dissolution document for review. The City would like to coordinate a meeting with representatives from the applicants team, including the owner, once the applicant's team has determined how they would like to address the issue of the concomitant agreement. The City would like to see the following relevant sections of the concomitant agreement preserved and incorporated into the BSP (some have already been included in the latest submittal):*

1. *Landscape Buffer: The concomitant agreement currently requires a 75' landscape buffer around the entire perimeter of the original property (pg. 19 of concomitant agreement).*

**BARGHAUSEN CONSULTING ENGINEERS, INC.**

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[barghausen.com](http://barghausen.com)

*2. Noise generating uses: Noise generating plant equipment will be located at least 400' from the boundary lines of the original property. (pg. 19 of concomitant agreement).*

*3. Stormwater lines: Reciprocal easements for stormwater shall be recorded on all lots for conveyance and detention. (pg. 3-4 of concomitant agreement).*

*4. Truck deliveries: Truck deliveries to the site will be limited to the hours between 7:00 am and 7 pm seven days a week.*

*Update for 10/20/2023: City is willing to continue meeting with applicant on drafting required Development Agreement. Please contact the case planner to coordinate meetings regarding development agreement.*

**Response:** The extinguishment of the Concomitant Agreement and the new Development Agreement are still in process.

- 3. FAR table needs to be removed from final draft of BSP. Keeping this on the final draft would result in any future rezone potentially having to conform to the FAR on this plat rather than the new zoning FAR.*

**Response:** The FAR table has been removed from the BSP map as requested.

- 4. Lot Impervious Area Table (sheet 1 of 15 on BSP) Remove column "Impervious Area Allowed 75%". This refers to current zoning standards so must be removed from the table.*

**Response:** The "Impervious Area Allowed" column has been removed from the Lot Impervious Area Table.

- 5. Lot 2: Add missing measurements between buildings and new lot lines [Sheet 6 BSP]*

**Response:** The additional setbacks to the existing buildings have been added as requested.

- 6. Lot 2: Add missing measurements between buildings and new lot lines [Sheet 8 BSP]*

**Response:** The additional setbacks to the existing buildings have been added as requested.

- 7. Identify what kind of features these are (buildings, outbuildings?) [Sheet 14]*

**Response:** These structures have been labeled as "power substation outbuildings".

- 8. Add wetland 'f' to BSP map*

**Response:** Wetland "F" has been shown and labeled on the map.

**Engineering Review – Mark Higginson; (253) 841-5559; MHigginson@PuyallupWA.gov**

- 1. Verify- 884,328sf*

*[Plans; Sht 1 of 15]*

**Response:** This has been corrected to 884,358 sq. ft. (not 884,328).

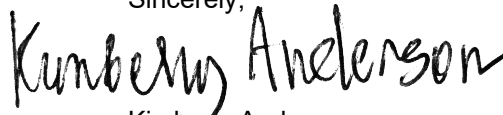
2. *Per prior comment-verify parcel number (0419034039).*

*[Plans; Sht 3 of 15]*

**Response:** This parcel number has been corrected.

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your letter dated October 24, 2023. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Kimberly Anderson". The signature is written in a cursive, slightly slanted style.

Kimberly Anderson  
Project Manager

KA/kb  
18111c.007.docx  
enc: As Noted