



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

November 15, 2023

ESM Consulting Engineers

33400 8th Ave S, Ste 205

federal way, WA 98003

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	PLCUP20220162
PROJECT NAME	KEIMIG
PERMIT TYPE	Conditional Use Permit
PROJECT DESCRIPTION	Conditional use permit application for a light industrial use within the CG - general commercial zone. The proposed project is for a 3,150 square foot building divided into four (4) units used for workspace and ancillary storage associated with the primary use within the units.
SITE ADDRESS	111 5TH ST SE, PUYALLUP, WA 98372;
PARCEL #	7285000112;
ASSOCIATED LAND USE PERMIT(S)	N/A
APPLICATION DATE	December 12, 2022
APPLICATION COMPLETE DATE	December 12, 2022
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. SEPA is not required for this project. The project is now proceeding to the generation of a staff report by the Planner, followed by the scheduling of a public hearing on the project.
APPROVAL EXPIRATION	November 15, 2024
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.

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:

Building Division - Janelle Montgomery; 2537703328; JMontgomery@PuyallupWA.gov

- General: Building plans will need to be complete with all building, mechanical, plumbing, energy code items and accessibility requirements that may apply on the plans, including any fire separation that may be required.
- The truss specs will also be required with the truss engineers’ stamps and a layout that matches the submitted plans at the time of submittal.
Plans will need to be per the applicable codes 2018 adopted February 1, 2021 or current adopted codes for all permits.
- All electrical is permitted by the Washington State Department of L & I.
- Accessible parking and access to the public way will be required. For all accessible requirements the City adopted the 2018 IBC / WAC 51-50 and the ICC A117.1-2009 standard.

Please reach out to me if I can answer any other questions in relationship to Building code items for this project. No other Building items at this time.

: Condition Status: Open

Engineering Division - Lance Hollingsworth; 2537703337; LHollingsworth@PuyallupWA.gov

- Submit With Civil Permit Application: Design standards require all commercial projects that trigger stormwater requirements to install a covered trash enclosure meeting Section 208. Provide a trash enclosure at civils or submit via email an Alternative methods request (AMR) explaining why a trash enclosure is not feasible for the site and how the alternative design will satisfy source control requirements. The AMR is subject to review and an approval is not guaranteed. [Lance Hollingsworth @ 07/07/2023 3:37 PM] : Condition Status: Open
- Submit With Civil Permit Application: Comment 7/5/2023: Submit an AMR via email that explains the need for deviating from design standards which show Sewer in the north side and water in the south side of a given roadway. The AMR is subject to review and an approval is not guaranteed [Lance Hollingsworth @ 07/07/2023 3:37 PM] : Condition Status: Open

- Submit With Civil Permit Application: When non-potable lines cross over potable lines, potable must be encased 10 feet on each side of crossing. show this at applicable locations at Civils. [Lance Hollingsworth @ 07/07/2023 3:39 PM] : Condition Status: Open
- Submit With Civil Permit Application: Resolve conflict with Sewer cleanout and planter. [Lance Hollingsworth @ 07/07/2023 3:40 PM] : Condition Status: Open
- Submit With Civil Permit Application: Due to proximity of two connections, provide detailed connection configuration at civils. [Lance Hollingsworth @ 07/07/2023 3:41 PM] : Condition Status: Open

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

- General: Sign Posted On Site must be provided.: Condition Status: Resolved
- General: Signed Affidavit must be provided.: Condition Status: Resolved
- Submit With Civil Permit Application: Per (PMC 20.30.037 (2)(a)) and (PMC 20.26.300 (3)(b)(i)), the pedestrian plaza is required to include amenities such as bike parking, bench seating, planters, fountains, artwork, decorative railing, decorative light fixtures, hanging baskets or other features that are pedestrian scaled in nature. Please be sure to include these amenities on the site plan when you submit your civil permit application.: Condition Status: Open
- Submit With Civil Permit Application: Please display utility lines on the landscape plan. Please reference VMS 12.4 for street tree installation standards table that outlines required spacing. : Condition Status: Open
- Submit With Civil Permit Application: Each perimeter island shall be at least 12' and include a minimum of one (1) tree selected from the Class III or Class IV Street tree list shown in section 12.9 or 12.10 of the VMS. : Condition Status: Open
- Submit With Civil Permit Application: Landscaping plant types will be further reviewed during the civil application. Please reference the Vegetation Management Standards (VMS) 12.4 Street Tree Installation Standards Table and VMS 12.7 12.10 for allowed tree types.: Condition Status: Open
- All division comments have been addressed in the most recent (third) submittal. However, site plans need to be correctly uploaded. Instead of a formal resubmittal, please e-mail the Planner the most updated versions of the plan sets outlined below. Please make sure they are the most up to date plans, ensure that they all show the concrete driveways, landscape, and plaza in the right place, and not change anything on the plans that would require staff to do another review.
Please also label each plan set as shown below as that will be very helpful for staff and permit technicians to navigate:
 - Full Architectural plan set
 - Full Site plan set
 - Full Landscape plan set

Sincerely,

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