



City of Puyallup

Planning Division

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www.cityofpuyallup.org

December 18, 2023

Todd Sawin

Suite 200

Tacoma, WA 98443

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	3
PERMIT #	P-21-0087
PROJECT NAME	LARSON CHRYSLER DEALERSHIP
PERMIT TYPE	SEPA Standalone
PROJECT DESCRIPTION	SEPA : LARSON STORAGE PROJECTCIVIL E-21-0406
SITE ADDRESS	8424 RIVER RD ;
PARCEL #	0420204069;
ASSOCIATED LAND USE PERMIT(S)	E-21-0406 PRCCP20231640
APPLICATION DATE	August 04, 2021
APPLICATION COMPLETE DATE	
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.
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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

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

- 12/01/2023 notes - With the new site plan some notes have changed.
 1. Maintain no less than 24' Fire Lane throughout all isles in parking lot.
 2. Provide Auto-turn or equivalent program to demonstrate fire apparatus turning radius for the new site plan.
 3. Provide Fire Lane painting/stripping and No Parking Signs site plan at Civils. Items need to be shown on site plan along with the note.
 4. A Fire Hydrant is required in the SW area parking lot. Place in a parking island to reach all areas within 400'. Comply with C.O.P. standards.
 5. Will the parcel that was removed from the plans be fenced off?
 6. If electronic gates are used Opticon will be required for Fire Department access. This will need to be review by Traffic and Fire for code compliance.
 7. A 45' cueing space will be required in front of the gate on River Rd for the fire truck. 15th Street SW will require a minimum of 20' unless Traffic requires more.
 8. With the dead-end that is now created on parcel 0420204282 a fire truck turn-around is now required. If the vacant space meets the criteria of the 2018 IFC Appendix D turn-around options, this area must be marked out for the turn-around. This area will not be allowed to have any storage except for the approved parking. An emergency access can be created through parcel 0420204059 in leu of a turn-around as another option.

Engineering Traffic Review - Bryan Roberts; (253) 841-5542; broberts@PuyallupWA.gov

- Traffic Scoping:
 - Please coordinate with City Traffic Engineer to discuss current proposal
 - There are still outstanding questions that would be resolved with a conference call.

- Streetlight Design is required with next resubmittal:
 - i. City standard streetlights are required every 150ft along frontage (River Rd & 15th St NW).
 - ii. River Rd (Arterial) will require GE EVOLVE ELR2 Fixtures ERL2-3-23-A3-40-D-Gray-A-V1 (City to provide latest part numbers)
 - iii. It is the sole responsibility of the design engineer to ensure streetlight design/placement is outside of the 10ft minimum "safe zone" area. The City will not allow streetlights to be within 10ft of the PSE primary for safety reasons.
 - iv. Streetlights shall have shorting caps installed with remote photocell located on the service cabinet.
 - v. PSE utility pole mounted streetlights do not meet current City standards and will be removed with installation of City standard streetlights.
 - vi. Streetlight design shall provide the following:
 1. Provide details on how streetlights will be powered
 2. Location of conduit runs
 3. Wiring Schedule - Conduit size/type/details for each raceway, Conductors details
 4. Pole schedule - STA & offset for each luminaire
 5. Show location of junction boxes
- AutoTurn Analysis:
 - Show inbound car hauler using the outside lane (closest to curb).
 - Curb radii and entrance dimensions shall be increased as necessary to allow inbound vehicles to access the site without encroaching into adjacent lanes of traffic.
 - AutoTurn analysis must include the following:
 - i. All movements need to start straight and end straight.
 - ii. Make sure "Turn Wheels from Stop" is not selected.
 - iii. Please include the template of the vehicles used
 - iv. For clarity, wheel & overhang paths should be different colors.
- Sight Distance Analysis:
 - Show lane lines in exhibit. The center of approaching lanes shall be used for sight line placement (driver's eye).
 - Along River Rd, move trees to the back of sidewalk to avoid sight obstructions.
 - SSD sight lines are not setback 14.5ft from the edge of the road. The object and driver's eye are typically centered within travel lane.
- General Comments:
 - Along River Rd, move trees to the back of sidewalk to avoid sight obstructions. Even with the trees limbs removed for the first 8ft, the existing curvature will create sight obstructions for motorists.
 - Coordinate with David Drake (Fire) for the design requirements for the proposed gates.
 - "NO PARKING" signage will be required along 15th Street NW.
 - Extend River Rd frontage improvements to the edge of parcel 0420204281

Planning Review - Chris Beale; (253) 841-5418; CBeale@PuyallupWA.gov

- December, 2023 notes:

1. Ensure all recorded access and utility easements along the south side of the development are shown on the site plans with call outs. Trees and landscaping must be placed interior to all access and utility easements on TPNs 0420204263, 0420208027, 0420208039, 0420213006. Neighboring property owners have provided information regarding non-exclusive easements for all parcels listed here, starting at the SE corner of TPN 0420204069 and extending to 15th Ave.
2. Cultural resource survey is required. See previous comments on land use/SEPA permit. Three tribal agencies responded requesting a survey, which will be SEPA condition of this permit. Ensure the cultural resource consultant provides documentation of coordination of site survey consistent with Puyallup Tribe standards.
3. All interior light standards shall be removed and replaced by conforming and shielded lighting per PMC 20.26.500; Light fixtures shall be no higher than 20 feet above any finished grade level within 10 feet of the fixture. Provide a photo metric report for all new lighting.
4. The site will be discharging storm water onto Tribe trust land (bed and banks of Puyallup River) within the Reservation boundaries. Staff has provided the storm report to the Tribe's water quality staff; however, in coordinating with Engineering, its understood that the storm report will need to be updated. Tribe staff is also awaiting the updated report to provide comments.
5. Provide six foot connector landscape strip to interconnect interior landscape islands. Required by type IV landscape. [planning comment, sheet L1.0]
6. Will the applicant be proposing to use River Road or 15th St NW for any form of truck transport parking/off-loading? Neighboring owners/residents are concerned about safety issues related to off-loading/transport staging in the ROW. Please respond.
7. Please see all other notes on permit PRCCP20231640, notes issued 11/21/23.

Engineering Review - Jamie Carter; (253) 435-3616; JCarter@puyallupwa.gov

- Section B, Number 1.g. - The current proposal is less than five acres.
- Section B, Number 1.h. references the 2012 SWMMWW. Change all references to 2019.

Conditions

Condition Category	Condition	Department	Condition Status
	Update Civil Permit submittal to reflect current project.	Engineering Division	Open
	Will need to apply for demo permits for all buildings to be removed for this project. This also	Building Division	Open

Condition Category	Condition	Department	Condition Status
	includes the permit from the Puget Sound Clean Air Agency as part of the permit submittal for the City.		
SEPA Condition	SPECIFIC ENGINEERING CONDITIONS OF PROJECT APPROVAL: The project shall provide enhanced treatment of stormwater prior to discharge to Puyallup River.	Engineering Division	Open
SEPA Condition	<p>Drainage Facilities. The proposed storm water management system shall conform to the general design criteria set forth below and specific development standards referenced in PMC 19.12.020 and in the current version of the Stormwater Management Manual for Western Washington as most recently adopted by the city for city use:</p> <p>(a) No commercial development shall be approved which does not make adequate provision for storm or flood water runoff, and for low impact development principles;</p> <p>(b) All storm water systems shall be separate and independent from sanitary sewer systems;</p> <p>(c) Storm water systems may consist of a combination of low impact development, natural drainage systems, curb and gutters, underground piping, water quality treatment facilities, and detention/retention facilities. Preference is given to low impact development, retention and use of natural drainage systems whenever possible;</p> <p>(d) Storm water systems shall be designed to maintain historical flows necessary for the preservation of wetlands, ponds, streams, or other critical areas. Separate infrastructure may be approved for use in collecting and discharging roof runoff and spring/seep water to critical areas to assist in maintaining historical flows. In no instance shall road or yard runoff be permitted to</p>	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>be discharged to critical areas without appropriate pretreatment. Storm water systems shall be sited and designed to avoid potential adverse impacts to steep slopes, aquifer recharge areas, wetlands, or other identified critical areas;</p> <p>(e) Adequate biofiltration facilities shall be provided to reduce siltation and water quality impacts;</p> <p>(f) All public storm water facilities shall be located either in a public road right-of-way, or in a separate dedicated tract of appropriate width and improved to the standards set forth in the most recent city engineering standards and specifications manual;</p> <p>(g) Low impact development, retention, and use of natural drainage systems is required wherever feasible. Drainage ways shall be established and delineated by easement of adequate width which conforms substantially to the lines of the watercourse, and shall be maintained in an open vegetated channel.</p>		
SEPA Condition	<p>Domestic water: The proposed domestic water system shall conform to the general design criteria set forth below and specific development standards referenced in PMC 19.12.020:</p> <p>(a) The water mains shall be designed and constructed in a "looped" system wherever possible in order to reduce potential for stagnation and stabilized system pressure;</p> <p>(b) Fire hydrants shall be located, sized and installed in accordance with the standards and specifications set forth in Chapter 16.08 PMC and approved by the fire chief or designee; and</p> <p>(c) Water mains and fire hydrants shall be located within public street right-of-way, or within a</p>	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	perpetual easement of appropriate width and improved to the standards set forth in the most recent city engineering standards and specifications manual. Placement within public street right-of-way is preferred.		

Sincerely,
Chris Beale
Senior Planner
(253) 841-5418
CBeale@PuyallupWA.gov