



City of Puyallup

Planning Division

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www.cityofpuyallup.org

December 21, 2023

Joleen Jones
905 Main St., Suite 200
Sumner, WA 98390

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	PLCUP20220128
PROJECT NAME	Puyallup School District Kessler Center Parking Lot Expansion
PERMIT TYPE	Conditional Use Permit
PROJECT DESCRIPTION	The Puyallup School District intends to convert the newly acquired vacant 4.5 acre parcel at APN 0419043115 to a parking lot to accommodate the small bus fleet from the Downtown School District Campus (approximately 60 vehicles) and provide additional parking for the bus drivers who currently report to the Downtown Campus.
SITE ADDRESS	1501 39TH AVE SW, PUYALLUP, WA 98373;
PARCEL #	0419043115; 0419043117;
ASSOCIATED LAND USE PERMIT(S)	P-21-0132
APPLICATION DATE	August 12, 2022
APPLICATION COMPLETE DATE	August 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. The project is now proceeding into scheduling of a public hearing on the project.
APPROVAL EXPIRATION	N/A – Hearing Examiner shall make final approval/denial decision at public hearing
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 (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.

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 - Ray Cockerham; 2538415585; RayC@PuyallupWA.gov

- Submit With Civil Permit Application: Must show all additional accessible parking spots as defined in the IBC along with WA. ST. amendments. Requirements for electrical charging stations as adopted by the State of Washington per WAC 51-50-0429. : Condition Status: Open

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

- Submit With Civil Permit Application: The proposed 15" storm line material must meet city design standard 204.4(3): Condition Status: Open

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

- Submit With Civil Permit Application: Construction of the parking lot for phase 2 of the PSD project must abide by the recorded Overflow Stormwater Easement Agreement per AFN 202305190441 [Anthony Hulse @ 12/06/2023 4:33 PM] : Condition Status: Open

Engineering Division - Bryan Roberts; 2538415542; broberts@PuyallupWA.gov

- Standard 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. : Condition Status: Open

Engineering Division - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- Standard Conditions: : Condition Status: Resolved

Planning Division - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- Significant Tree Removal: Tree risk assessment listed 16 significant trees as healthy enough for retention. Any of these trees that are located in planned or required landscape areas shall be retained. Those trees planned for retention shall be shown on the final civil plans with a tree root protection zone shown around each tree. The trees shall be protected during construction per the City's Vegetation Management Standards Manual. : Condition Status: Open

Planning Division - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- Standard Conditions: All portions of a lot not devoted to building, future building, parking, access drives, walks, storage or accessory uses shall be landscaped in a manner consistent with the requirements of PMC 20.58: 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.

Per Puyallup Municipal Code Section 11.08.135 the applicant/owner would be expected to construct half- street improvements (if triggered) 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. :

Condition Status: Open

Sincerely,

Rachael N. Brown
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