



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

January 3, 2024

CES NW Inc.

429 29th St. NE, suite D

Puyallup, WA 98372

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	P-20-0015
PROJECT NAME	BEST PARKING LOT CLEANING SITE IMPROVEMENTS
PERMIT TYPE	SEPA Standalone
PROJECT DESCRIPTION	SEPA ~ 2200CY CUT/FILL ~ BEST PARKING LOT REDEVELOPMENT
SITE ADDRESS	2412 INTER AVE, PUYALLUP, WA 98372;
PARCEL #	2105200320; 2105200340; 2105200350; 2105200361;
ASSOCIATED LAND USE PERMIT(S)	E-20-0067
APPLICATION DATE	February 17, 2022
APPLICATION COMPLETE DATE	February 17, 2022
PROJECT STATUS	<b><del>Final Development Review Team (DRT) letter – application approved.</del></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, followed by the scheduling of a public hearing on the project.
APPROVAL EXPIRATION	
CONDITIONS	<b><del>See notes and conditions below.</del></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.

## 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** - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- SEPA Condition: 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:
  - (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;
  - (b) All storm water systems shall be separate and independent from sanitary sewer systems;
  - (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;
  - (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 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;
  - (e) Adequate biofiltration facilities shall be provided to reduce siltation and water quality impacts;
  - (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;
  - (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.

: Condition Status: Open

**Development & Permitting Services** - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- SEPA Condition: DOMESTIC WATER:  
No water services shall be installed within 10 feet of backflow prevention device or water lines. Filling trucks from the public hydrant will no longer be allowed.: Condition Status: Open

**Development & Permitting Services** - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- SEPA Condition: Filling trucks from the public hydrant will no longer be allowed.: Condition Status: Open

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

- Public Noticing: Sign Posted On Site must be provided.: Condition Status: Open

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

- Public Noticing: Signed Affidavit must be provided.: Condition Status: Open

Sincerely,

Rachael N. Brown

Associate Planner

(253) 770-3363

RNBrown@PuyallupWA.gov