



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

January 23, 2024

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

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLSSP20230129
PROJECT NAME	Gold Gate Remodel
PERMIT TYPE	SEPA Standalone
PROJECT DESCRIPTION	SEPA review for a proposal including a new entry plaza including new pavers, concrete surfaces and a fabric structure to create a new main entry to the fairgrounds and signage identify the campus. Vendors hook-ups will be provided as well as a new water feature.
SITE ADDRESS	110 9TH AVE SW, Unit: 10, PUYALLUP, WA 98371;
PARCEL #	0420331121;
ASSOCIATED LAND USE PERMIT(S)	PLPRE20230085 PRCNC20231607 PRCCP20231620
APPLICATION DATE	December 14, 2023
APPLICATION COMPLETE DATE	December 19, 2023
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	<p>Active permit application, not approved;</p> <p>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.</p> <p>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.</p> <p>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.</p>
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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

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

- Planning consulted with Police on the submittal. Please provide a response to the following comment:

"Puyallup PD Comment: We have a need for an emergency vehicle access point at the Gold Gate. That is where many of our police vehicles are staged during the fair, and in the case of an active shooter or other large disruption where we would have an urgent need to get some of our patrol vehicles that have ballistic doors inside the grounds, this would be a major concern.

In addition. We use that existing vehicle access point routinely and daily during the fair, to stage a marked police car inside the grounds near the fountain as a crime deterrence tactic.

I could not readily tell from the plans if the vehicle access gate stays in place.

Finally, we support anything they can do to move more people back away from the street as sometimes when the lines are long people get very, very close to the curb with S Meridian ST.

Good lighting is also important to us as well as maintaining the good cameras system they already have in place."

Engineering Review - Lance Hollingsworth; (253) 770-3337;

LHollingsworth@PuyallupWA.gov

- Purpose of cut is not defined. Likely the Permeable pavement and infiltration trench excavation, but should be denoted here. [SEPA, Pg 5]
- The infiltration trench is designed with perforated pipe and is therefore a UIC well per Ecology definition. This counts as a discharge into the groundwater. [SEPA, Pg 8]
- Stormwater is a utility. [SEPA, Pg 23]

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

- The following conditions have been added:

Design must comply with code section 20.60.001(4):

“To ensure that signs in the city do not adversely affect pedestrian and traffic safety by obstructing vehicle sight distance, interfering with official traffic signs, signals and devices, and unduly directing attention away from the demands of safe driving;”

Project will be prohibited from installing digital signage due to driver distraction concerns and proximity to the 9th Ave & S Meridian traffic signal (high vehicle/pedestrian volumes).

Programmed lighting may require modification (at the discretion of the City) to ensure driver distraction concerns are mitigated (flashing/strobing lighting adjacent to a high-volume traffic signal is a potential public safety concern).

Conditions

Condition Category	Condition	Department	Condition Status
Public Noticing	Public notice sign must be posted on site in a publically visible location.	Planning Division	Open
Public Noticing	Signed Affidavit must be provided.	Planning Division	Open
SEPA Condition	<p>Design must comply with code section 20.60.001(4):</p> <p>“To ensure that signs in the city do not adversely affect pedestrian and traffic safety by obstructing vehicle sight distance, interfering with official traffic signs, signals and devices, and unduly directing attention away from the demands of safe driving;”</p> <p>Project will be prohibited from installing digital signage due to driver distraction concerns and proximity to the 9th Ave & S Meridian traffic signal (high vehicle/pedestrian volumes).</p> <p>Programmed lighting may require modification (at the discretion of the City) to ensure driver distraction concerns are mitigated (flashing/strobing lighting adjacent to a high-</p>	Traffic Division	Open

Condition Category	Condition	Department	Condition Status
	volume traffic signal is a potential public safety concern).		

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