



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

[www.cityofpuyallup.org](http://www.cityofpuyallup.org)

February 02, 2024

Attn:

**ESM Consulting Engineers**

**33400 8th Ave S, Ste 205**

**federal way, WA 98003**

RE: Decision Notification for Conditional Use Permit –

Conditional use permit application for a light industrial use within the CG - general commercial zone. The proposed project is for a 3,204 square foot building divided into four (4) first-floor units for storage use and two (2) second-floor units for office use along with ancillary (to the storage) limited manufacturing use that does not materially increase the adverse impacts of the storage/office use to surrounding properties or the environment. PLCUP20220162)

Dear Applicant:

On February 02, 2024, the Hearing Examiner approved application number PLCUP20220162. Please see review staff's conditions of approval below:

- 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.
- 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.
- Please display utility lines on the landscape plan. Please reference VMS 12.4 for street tree installation standards table that outlines required spacing.



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- 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.
- 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.
- 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.
- 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.
- 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.
- Resolve conflict with Sewer cleanout and planter.
- Due to proximity of two connections, provide detailed connection configuration at civils.

Please see attached decision/recommendation for more information.

If you have any questions or concerns regarding fulfillment of the conditions, please do not hesitate to contact me at (253) 770-3361 or via email at [NComstock@PuyallupWA.gov](mailto:NComstock@PuyallupWA.gov).

Sincerely,

Nabila Comstock  
Associate Planner