



City of Puyallup  
**Planning Division**  
 333 S. Meridian, Puyallup, WA 98371  
 (253) 864-4165  
 www.cityofpuyallup.org

August 08, 2024

Cheryl Ebsworth  
 18215 72nd Avenue South  
 Kent, WA 98032

<b>FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER</b>	
<b>PERMIT #</b>	PLVAR20230125
<b>PROJECT NAME</b>	Freeman Road Logistics
<b>PERMIT TYPE</b>	Variance
<b>PROJECT DESCRIPTION</b>	Reduction of southern landscaping buffer from the 35' wide type Ia buffer required by PMC 20.35.020 (8) to a 12' wide Id buffer which would include a berm, retaining wall and 6' wood fence, similar to the reduction allowed by PMC 20.26.500 (1).
<b>SITE ADDRESS</b>	5117 FREEMAN RD E, PUYALLUP, WA 98371;
<b>PARCEL #</b>	0420205003;
<b>ASSOCIATED LAND USE PERMIT(S)</b>	P-21-0136 P-21-0011
<b>APPLICATION DATE</b>	January 11, 2024
<b>APPLICATION COMPLETE DATE</b>	January 11, 2024
<b>PROJECT STATUS</b>	<b>Final Development Review Team (DRT) letter.</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 the scheduling of a public hearing on the project.
<b>APPROVAL EXPIRATION</b>	See PMC 20.85.025 and .030.
<b>CONDITIONS</b>	<b>See notes and conditions below.</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. Each condition has been added by a specific City of Puyallup Department, please contact the specific reviewer associated with that condition for any specific questions regarding that condition:

Department	Reviewer	Phone	Email
Planning	Chris Beale	2538415418	CBeale@PuyallupWA.gov
Engineering	Jamie Carter	2534353616	JCarter@puyallupwa.gov
Traffic	Bryan Roberts	2538415542	broberts@PuyallupWA.gov
Building	Janelle Montgomery	2537703328	JMontgomery@PuyallupWA.gov
Fire	David Drake	2538644171	DDrake@PuyallupWA.gov

Condition Category	Condition	Department	Condition Status
Public Noticing	Public notice sign must be posted on site in a publically visible location.	Planning Division	Resolved
Public Noticing	Signed Affidavit must be provided.	Planning Division	Resolved
	Please note: Walls that exceed a total of 4 feet (toe to top) require building permits.	Engineering Division	<a href="#">Click or tap here to enter text.</a>
	<p>The following conditions shall be recommended to the Hearing Examiner:</p> <p>LANDSCAPE CONDITION: Conifer trees ('Excelsa' Western Redcedar) shall be planted at 15' on center in the south buffer area. Preliminary plan set shows trees at 25' on center.</p> <p>LANDSCAPE CONDITION: Conifer trees shall be at least eight feet tall at the time of planting.</p> <p>LANDSCAPE CONDITION: Evergreen understory shrubs (at least three-gallon container size) spaced no more than five feet on center shall be planted throughout the southern landscape buffer. Ground cover species shall be planted at two feet on center throughout the southern landscape buffer.</p> <p>LANDSCAPE CONDITION: At least 50 percent of all plant species shall be PNW native per section 7.3 of the Puyallup Vegetation Management Standards (VMS) manual. Daffodil bulbs shall be planted per the standards of section 7.4 of the VMS.</p>	Planning Division	Open

Condition Category	Condition	Department	Condition Status
	<p>LANDSCAPE CONDITION: The southern landscape buffer shall be irrigated to ensure plant survival. The applicant shall post an assignment of funds equal to 125% material and installation to ensure plant establishment, survival and replacement of dead plants over a three year monitoring period.</p> <p>LANDSCAPING CONDITION: All standards in the VMS manual shall be observed, including top soil installation (section 8.2) and mulching (section 8.3).</p>		

Sincerely,

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