



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

August 13, 2025

Attn:

JMJ TEAM

905 MAIN STREET , SUITE 200

SUMNER, WA 98390

RE: Decision Notification for CUP With Variance to 320 Todd Road NE (PLCUV20240004)

Dear Applicant:

On the 23rd of July, 2025 the Hearing Examiner provided their approved with conditions the application number PLCUV20240004 with the following conditions:

- Include elevations of trash and recycling receptacle screening as part of building permit application. See PMC 20.25.040 (8) for standards for trash and recycling screening.
- If any fences are proposed, they will need to meet PMC 20.25.040 (5) - Fences & Walls standards. If fencing is proposed, please show on final landscape plan with utility overlay as part of the civil application and include proposed height, material, etc. Please note a building permit is required for a fence if it exceeds 8-feet.
- Sight distance requirements will need to be met on the final landscape plan set submitted with the civil permit application. Please ensure that all plantings along Todd Rd NE are meeting PMC 20.25.040 (10). Sight distance triangle will be required on the final landscape plan w/utility overlay for civil application.
- Please show any proposed exterior mechanical equipment on plan sets as part of the civil application. They will need to meet PMC 20.25.040 (11) standards for exterior mechanical equipment. Fences greater than 8-feet will require a building permit.
- If any outdoor lighting is proposed, it will be required to meet the code section PMC 20.25.040 (19). Please include proposed lighting as part of the civil application and include any lighting attached to the structure on the building permit application elevations.
- For civil submittal provide profile of the storm system with all elevations in order to evaluate the different types of on site BMPs in relation to each other and other existing and proposed site elements. Include which areas are to be pervious hard surface. The Stormwater Plan is still reporting that pervious hard surfaces will be installed. Make all design elements consistent across all documents.

In addition, for civil submittal include the following: contours, existing and proposed; revision to silt fence encompassing all areas of excavation and pavement installation; city standard details for every design element included on plans; and relevant city notes (storm, street, etc.). See City of Puyallup Design Standards Sections 1.0 and 2.0.



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- Public right-of-way runoff shall be detained and treated independently from proposed private stormwater facilities. This shall be accomplished by providing separate publicly maintained storm facilities within a tract or dedicated right-of-way; enlarging the private facilities to account for bypass runoff; or other methods as approved by the City Engineer. [PMC 21.10.190] Civil submittal shall include analysis of mitigation for road and right of way run off. In addition, current plan shows 6-inch pipes in ROW. City Standards 204.3(3-4) calls for public stormwater pipes to be minimum 12 inch diameter and to be demonstrated to be able to accommodate a 25 year storm event with no overtopping.
- This type of BMP is now designated by the Department of Ecology as an Underground Injection Well. Review Volume I-2.14 Underground Injection Control Program and Volume I-4 UIC Program. The result will most likely be that the applicant will need to register the "well" through the department of Ecology. This process should be initiated as soon as the project is able.
- Provide accessible route from proposed ADA van stall to building entrance and primary function areas. Not fewer than one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance. A striped path from loading zone to sidewalk across parking lot is require and assure meets minimum slope requirements. The proposed landscape plan is surrounding parking spaces with no public access to the building.

GENERAL BUILDING COMMENTS:

Building permits are required.

Building plans will need to be complete with all building, mechanical, plumbing, energy code items and accessibility requirements that may apply on the plans.

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 2021 codes proposed to be adopted March 15, 2024, 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 of Puyallup adopted the 2021 IBC / WAC 51-50 and the ICC A117.1-2017 standard.

Please reach out to me if I can answer any other questions in relationship to Building code items for this project. No other Building items at this time.

Please see the final decision under Documents & Images in the [permit file](#) for this application. 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.

Sincerely,



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A handwritten signature in black ink that reads "Nabila Comstock". The signature is fluid and cursive.

Nabila Comstock
Associate Planner