



CITY OF PUYALLUP

Development & Permitting Services

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www.cityofpuyallup.org

January 20, 2022

Kim Anderson
Barghausen Consulting Engineers, Inc.
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DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	P-21-0138
PROJECT NAME	SOUTH HILL DATA CENTER
PERMIT TYPE	Boundary Line Adjustment (BLA)
PROJECT DESCRIPTION	(3) LOTS BLR
SITE ADDRESS AND PARCEL #	1015 39 TH AVE SE 0419034038
ASSOCIATED LAND USE PERMIT(S)	
APPLICATION DATE	November 4, 2021
APPLICATION COMPLETE DATE	November 5, 2021
PROJECT STATUS	Active Development Review Team (DRT) review case – resubmittal required. Please address action items below and resubmit revised permit materials. Please also respond in writing to the action items provided. To resubmit, please visit the City’s new online permits portal at: https://permits.puyallupwa.gov/Portal/Planning/Locator Applicants will need to create a portal account in order to resubmit. Once you have signed up for an account, if you do not see your permit listed in your account, contact the Permit Center at PermitCenter@PuyallupWA.gov . More instructions are provided in the “Resubmittal Instructions” section at the end of this letter.
APPROVAL EXPIRATION	N/A – Active permit application, not approved
CONDITIONS	Active permit application, not approved; 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. 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. 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.
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HOW TO USE THIS LETTER

This review letter includes two sections: “**Action Items**” and “**Conditions**”.

The “**Action Items**” 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.

ACTION ITEMS

PLANNING - Rachael Brown (253) 770-3363 rnbrown@puyallupWA.gov

Action items - please address the following items, revise the proposal and resubmit permit materials.

Site Plan

1. The MP zone requires a 15’ interior side yard setback. It appears that one of the adjusted property lines between lots 1 & 2 may be too close to the western most building on the site. See Sheet 5 of the marked up BLA map for details.

ENGINEERING - Mark Higginson (253) 841-5559 mhigginson@puyallupWA.gov

ACTION ITEMS - please address the following items, revise the proposal and resubmit permit materials.

Title Report

2. Schedule B, Special Exception 1 – Provide a copy of the recorded amendment AFN 2487221.
3. Schedule B, Special Exception 3 – Provide a copy of the recorded amendments AFN 2433908 and AFN 2562573
4. Schedule B, Special Exception 6 – FYI...please note that the clarification noted as AFN 8707210280 is associated with a different Concomitant Agreement for a nearby parcel. See Concomitant Agreement AFN 86092904435. **Notify Title Company of the discrepancy.**

Preliminary Planset

All Sheets

5. Add the application number (P-21-0138) to all sheets.

Sheet 2 of 7

6. Show dedication described in AFN 8907240162.
7. Callout Parcel 0419032111 and show associated property line.
8. The bearing associated with the gas easement and Revised Parcel 4, Detail A, does not agree with the recorded gas easements and prior Records of Survey, but does appear on a prior BLR. Clarify how/when the bearing was changed and whether it is correct.

9. Add AFN 2433908 to the Pipeline Easement callout as noted.
10. Indicate the ROW dedication as noted (AFN 201212200909).
11. FYI...reference to the 75-ft buffer along the east property line is called out twice.

Sheet 3 of 7

12. Verify Lot 1 legal description with the bearings as noted.
13. Verify the Lot 1 POB with the legal description on Sheet 4.
14. Confirm-the bearing associated with the gas easement and Revised Parcel 4, Detail A, does not agree with the recorded gas easements and prior Records of Survey, but does appear on a prior BLR. Clarify how/when the bearing was changed and whether it is correct.

Sheet 4 of 7

15. Verify the Lot 1 POB with the callout on Sheet 3.
16. Verify Lot 1 legal description with the bearings as noted.
17. See Title Report comments above for review items specific to the special exceptions.

TRAFFIC – Bryan Roberts (253) 841-5542 broberts@puyallupWA.gov

No actions requiring a resubmittal under this permit application at this time; conditions are shown below. Conditions may affect final plan submittal documents, please review and contact staff if you have questions.

FIRE PREVENTION – David Drake (253) 864-4171 ddrake@puyallupWA.gov

No actions requiring a resubmittal under this permit application at this time; conditions are shown below. Conditions may affect final plan submittal documents, please review and contact staff if you have questions.

BUILDING – David Leahy (253) 435-3618 DLeahy@puyallupWA.gov

No actions requiring a resubmittal under this permit application at this time; conditions are shown below. Conditions may affect final plan submittal documents, please review and contact staff if you have questions.

CONDITIONS

The following are conditions of approval. All future civil and/or building permit submittals shall comply with the following conditions.

PLANNING - Rachael Brown (253) 770-3363 rnbrown@puyallupWA.gov

1. No Planning Conditions

ENGINEERING - Mark Higginson (253) 841-5559 mhigginson@puyallupWA.gov

2. No Engineering Conditions at this time.

TRAFFIC – Bryan Roberts (253) 841-5542 broberts@puyallupWA.gov

3. No Conditions at this time.

FIRE PREVENTION – David Drake (253) 864-4171 ddrake@puyallupWA.gov

4. Keep all fire sprinkler system components on property. FDC, PIV

BUILDING – David Leahy (253) 435-3618 dleahy@puyallupWA.gov

5. If there are to be any building related items in the changes being proposed, if a permit would be required then would need to be according to the Codes in place at the time of a complete submittal.

RESUBMITTAL INSTRUCTIONS

Please submit electronic copies of the requested information at your earliest convenience to continue the review process of your application. All permit resubmittals must come in through the City's new online permit system at <https://permits.puyallupwa.gov/portal/>. Applicants will need to create a portal account in order to resubmit. Once you have signed up for an account, if you do not see your permit listed in your account, contact the permit center. To resubmit follow the steps below:

1. Sign in to your portal account
2. Find this permit by clicking on the 'Application Search' tool under the 'Planning Division' section of the Cityview Portal webpage. Search for permit in the search bar by using the permit number, site address, or parcel number.
3. Select the project from the resulting list by clicking on the link 'Planning Status'.
4. Scroll to the bottom of the portal page to the "Upload Documents" section to resubmit documents.
5. Click the "click here" button to be taken to the submittals page.
6. In the list of submittal items, upload a "new version" of each document for which you have made revisions.
7. If you are submitting a new document for which there is not a previous version, click the button under the heading "Upload Additional Documents".

The electronic submittal must contain the entire permit resubmittal package including all attachments and a response letter fully responding to all the "Action Items", as outlined above.

For questions or if you experience issues with file upload, contact: PermitCenter@puyallupWA.gov.

If you have questions regarding any of the action items or conditions outlined above, please contact the appropriate staff member directly using the phone number and/or email provided.

Sincerely,

Rachael Brown
Associate Planner
(253) 770-3363
rnbrown@puyallupWA.gov