



City of Puyallup

Planning Division

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www.cityofpuyallup.org

CES NW Inc.
29th St. NE, suite D
Puyallup, WA 98372

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLSSP20220062
PROJECT NAME	SEPA for E-21-0071 Olson Brothers/ProVac
PERMIT TYPE	SEPA Standalone
PROJECT DESCRIPTION	The proposal is for the construction and remodel of office and storage facilities, paving existing gravel to provide parking, and landscaping on an existing 1.63-acre developed commercial property. Installing 52 parking stalls.
SITE ADDRESS	2511 INTER AVE, PUYALLUP, WA 98372;
PARCEL #	2105200191;
ASSOCIATED LAND USE PERMIT(S)	P-20-0050 P-20-0137 B-21-0029 E-21-0071 B-21-0263
APPLICATION DATE	April 18, 2022
APPLICATION COMPLETE DATE	April 27, 2022
PROJECT STATUS	<u>Active Development Review Team (DRT) review case – resubmittal required.</u> 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	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.

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 Review - Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

- Revise site plan to include Parcel 2105200191. SEPA review must include analysis of the entire project, which includes conversion of this house into an office to serve the Pro Vac project.
- Revise SEPA Checklist to include environmental impacts from converting house at APN 2105200191 into office. Revise SEPA checklist to include this parcel as part of the project extents.

Public Comments: Review public comments available for review in the 'Documents and Images' section of the City's online permits portal.

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

- Traffic Scoping Document:
The existing 2000sqft portable was part of temporary use permit P-20-0137. This building did not pay traffic impact fees and therefore will not receive credits when removed.

Recalculate trips using ITE LUC 180 "Specialty Trade Contractor"

Building area shall be 4,774 sqft (2,602 + 300 + 1,872)

PM peak trips will be 8.3 ($(4.774 \times 1.93 = 9.2) - 0.9$)

- Park Impact fees:
For ML zoning, Park impact fees are required. This will be \$0.87 per sqft.
 $4,774 \text{ sqft} \times 0.87 = \$4,153.88$
- Site Comments:
Include a separate street light design.

Extend curb/gutter/sidewalk/roadway paving across entire project frontage ~200ft.

CONDITIONS

Sincerely,
Rachael N. Brown
Associate Planner
(253) 770-3363
RNBrown@PuyallupWA.gov