



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Betsy Dyer
 18215 72nd Ave. S.
 Kent, WA 98032

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLSSP20220087
PROJECT NAME	Red Dot Tenant Improvement Project
PERMIT TYPE	SEPA Standalone
PROJECT DESCRIPTION	Tenant improvements proposed to existing warehouse for the change of use from warehouse to manufacturing. Project also includes site work modifications to replace existing trailer parking areas with auto parking and additional landscaping.
SITE ADDRESS	2504 E MAIN, PUYALLUP, WA 98372;
PARCEL #	0420264065
ASSOCIATED LAND USE PERMIT(S)	P-19-0111
APPLICATION DATE	June 01, 2022
APPLICATION COMPLETE DATE	June 10, 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

	<p>standards and codes.</p> <p>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.</p> <p>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.</p>
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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 Review - Kendall Wals; (253) 841-5462; KWals@PuyallupWA.gov

- Pedestrian connection from the sidewalk to the northwest building entry required per PMC 20.35.025(16). Walkway is shown on landscape plan and site plan, but not on the civil drawings; please correct. Provide elevations of the retaining wall/fence in this area and ensure there are no conflicts with the walkway. Walkway must meet the following standards per code: (a) All walkways shall be a minimum of five feet wide with no encroachments permitted;(b) All walkways shall be handicapped accessible and comply with the Washington State Barrier Free Design Standards;(c) All walkways shall be delineated by painted markings, distinctive pavement, or by being raised a minimum of six inches above the parking lot pavement;(d) Walkways within employee/customer parking lots shall be located along major access corridors, and located away from truck parking and loading/unloading areas whenever possible; and(e) Walkways within employee/customer parking lots shall be integrated into interior landscape areas, whenever possible, to separate pedestrian access and vehicular travel routes (Civil Plan, Sheet C4).

- Pedestrian walkway must connect to the sidewalk. It appears that the walkway may have conflicts with the existing retaining wall/fence. As noted on the civil plan set, more information is needed to ensure the walkway does not conflict with the wall and fencing. Landscape plan for this planter needs to be adjusted to show landscaping within the planter with the new walkway (not overlaid). (Landscape Plan, Sheet L100)
- Ground cover required within all landscape islands. (Landscape Plan, Sheet L100)
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- Ground cover required within all landscape islands. (Landscape Plan, Sheet L101)
- As noted on the TI permit, bike parking area required at this entry. Must accommodate a minimum of 5 bicycles and shall provide a secure facility (e.g. rack, posts) to which to lock bicycles and shall be located so as to be reasonably convenient to the on-site use and not interfere with pedestrian and automobile traffic. (Site Plan, Sheet A0.1)

Building Review - Janelle Montgomery; (253) 770-3328; JMontgomery@PuyallupWA.gov

- No Building comments at this time.

Fire Review - Ray Cockerham; (253) 841-5585; RayC@PuyallupWA.gov

- Verify auto-turn for fire apparatus, please submit for review.

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

- City has reviewed and commented on the updated traffic analysis from TENW. City is currently waiting for resubmittal.

CONDITIONS

Building Division - Ray Cockerham; 2538415585; RayC@PuyallupWA.gov

- SEPA Condition: 1) IFC 507.5.5 Clear space around hydrants.
2) A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.
3) Separate Permits are required for Fire Alarm and Automatic Fire Sprinklers. Fire alarm systems designed per TOTAL coverage provision of the NFPA standard and 3rd Party Certification is required (UL or other).
4) This is a limited scope review, limited to the work areas designated on the submitted plans. Separate permits are required for rack storage systems, equipment, and specialized ventilation systems.

Planning Division - Kendall Wals; 2538415462; KWals@PuyallupWA.gov

- Standard Conditions: Electrical Disturbance – Heat and Cold – Glare. No use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare, detectable by the human senses without the aid of instruments, beyond the lot line. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the lot line. (PMC 20.35.035(7))

Planning Division - Kendall Wals; 2538415462; KWals@PuyallupWA.gov

- Standard Conditions: Odor. No use shall be permitted which creates annoying odor in such quantities as to be perceptible, without instruments, at the boundaries of the lot in which the use is located. (PMC 20.35.035(8))

Planning Division - Kendall Wals; 2538415462; KWals@PuyallupWA.gov

- Standard Conditions: Radioactivity. The use of radioactive materials shall be limited to measuring, gauging and calibration devices. (PMC 20.35.035(9))

Planning Division - Kendall Wals; 2538415462; KWals@PuyallupWA.gov

- Standard Conditions: Vibration. No use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments, at the boundary of the lot in which the use is located. (PMC 20.35.035(10))

Planning Division - Kendall Wals; 2538415462; KWals@PuyallupWA.gov

- Standard Conditions: Solid Waste Processing, Storage and Disposal. Processing, storage and disposal of solid waste shall be subject to all applicable provisions of this chapter, and shall comply with all local, state and federal requirements. All solid waste materials shall be disposed of at an official landfill waste disposal site or recycling center. No such material shall be disposed of on the premises. (PMC 20.35.035(12))

Planning Division - Kendall Wals; 2538415462; KWals@PuyallupWA.gov

- Standard Conditions: Liquid Waste Processing, Storage and Disposal. No liquid waste materials except pure water may be permanently disposed of on site; however, where such materials are temporarily stored on the property, they shall be contained in a manner so as to prevent their entry into the surface water drainage system and/or any groundwater aquifer. (PMC 20.35.035(13))

Planning Division - Kendall Wals; 2538415462; KWals@PuyallupWA.gov

- Standard Conditions: Building-mounted lighting and aerial-mounted floodlighting shall be shielded from above in such a manner that the bottom edge of the shield shall be below the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. All lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. (PMC 20.35.035(4))

Sincerely,
Kendall Wals
Senior Planner
(253) 841-5462
KWals@PuyallupWA.gov