



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

September 07, 2022

Betsy Dyer

18215 72nd Ave. S.

Kent, WA 98032

| FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER | |
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| PERMIT # | PLSSP20220087 |
| PROJECT NAME | Red Dot Office 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 10, 2022 |
| APPLICATION COMPLETE DATE | June 10, 2022 |
| PROJECT STATUS | <u>Final Development Review Team (DRT) letter – application approved.</u> 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 final SEPA review and issuance. |
| CONDITIONS | <u>See notes and conditions below.</u> 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:

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

- 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

- 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

- 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

- 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

- 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

- 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

- 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))

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

- 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.

Sincerely,

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