



City of Puyallup

Planning Division

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www.cityofpuyallup.org

Sarah Commet
A Street
Tacoma, WA 98402

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	2
PERMIT #	P-21-0130
PROJECT NAME	All Saints Church Food Warehouse
PERMIT TYPE	Conditional Use Permit
PROJECT DESCRIPTION	FOOD WAREHOUSE ~ ALL SAINTS CATHOLIC CHURCH
SITE ADDRESS	607 3RD ST SW, PUYALLUP, WA 98371;
PARCEL #	5745300550;
ASSOCIATED LAND USE PERMIT(S)	P-21-0001
APPLICATION DATE	October 28, 2021
APPLICATION COMPLETE DATE	
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	<p>Active permit application, not approved;</p> <p>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.</p> <p>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.</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</p>

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

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

- Provide City standard conduit along frontage (within ROW) with junction boxes on the north & south side of frontage. Provide (2) schedule 40 conduit runs with pull strings to accommodate future streetlight expansion. Sheet E1.0 is showing the conduit/J-box in the street. Please install in plater strip.
- Use the appropriate City standard driveway approach (01.02.12).

Engineering Review - Jamie Carter; (253) 435-3616; JCarter@puyallupwa.gov

- More information is required for the paving of the alley. Hard surface square footage needs to be included in the TDA for the project. Also, Geotech report indicates that infiltration is infeasible on your adjacent site. Clarify the design of the permeable alley in this context.

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

- Street Trees: frontage of site is existing and is not required at this time to be improved to City standard widths for street tree planters. Existing street tree planter is too narrow for street trees (only 2.5 ft). Remove proposed street trees from planter area on landscape plan.

CONDITIONS

Development & Permitting Services - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- General:

Development & Permitting Services - Bryan Roberts; 2538415542; broberts@PuyallupWA.gov

- General: Traffic Impact fees (TIF) will be assessed in accordance with fees adopted by ordinance, per PMC 21.10.

Impact fees are subject to change and are adopted by ordinance. The applicant shall pay the proportionate impact fees adopted at the time of building permit application

Per Puyallup Municipal Code Section 11.08.135, the applicant/owner would be expected to construct half-street improvements including curb, gutter, planter strip, sidewalk, roadway base, pavement. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.

Site access driveway shall meet our minimum commercial driveway width requirements (30ft)

Engineering Division - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Submit With Civil Permit Application: In the previous review last year, the client was instructed to change the stormwater design and all references in the report and plans from 2019 Storm Water Management Manual to the 2012 SWMMWW with the 2014 updates (2014 SWMMWW) as we were still reviewing under that manual. Soon after that the city began making preparations to switch to the new 2019 manual. The city has now transitioned to the new manual, and we are going to have to request that references and designs now adhere to the 2019 version. We are not able to grant leniency or an exception as the law stipulates that only permitted projects are vested. I do apologize for any inconvenience, and we do not believe that this should change the design or construction costs, although there is work involved with updating the references and checking for compliance under the new manual.

The time that has elapsed since the previous submittal has made this a necessary request. Many of the references in the report actually still reference the 2019 report (Page 2, I-3.4.6 and I-3.4.7 are examples), so not all references need to be changed back. Ensure that the report and plans are consistent, and all references are to the new manual for the Civil Submittal.

Engineering Division - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Submit With Civil Permit Application: Include Appendix B1 and B2 of the Drainage Report in civil submittal.

Engineering Division - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Submit With Civil Permit Application: Correct infeasibility criteria language. There is enough area for infiltration facilities on the property. Page 2, Drainage Report.

Engineering Division - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Submit With Civil Permit Application: Demonstrate during civil review with stormwater modeling results that the TDA through a combination of effective hard surfaces and converted

vegetation areas does not cause a 0.15 cubic foot per second or greater increase in the 100 year flow frequency per I-3.4.7 in order to claim flow control exempt status.

Engineering Division - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Submit With Civil Permit Application: Submit Operations and Maintenance Manual for review under Civil Permit submittal.

Engineering Division - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Submit With Civil Permit Application: Section 10, Part a. Downstream Analysis still describes sheet flow to the road and alley. Correct section with most current design description.

Engineering Division - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Submit With Civil Permit Application: Drainage Report, Page 5, Table 2 - Existing and proposed areas do not match. Should 'forested' be a part of the Proposed Areas? Revise for Civil Submittal.

Engineering Division - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Submit With Civil Permit Application: Vicinity Map shall be a minimum of 1 inch equals 1000 feet with an area of approximately 1 square mile shown. Refer to City of Puyallup Design Standards 2.1.10. Appendix A Drainage Report

Engineering Division - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Submit With Civil Permit Application: Provide CSWPPP with civil submittal

Engineering Division - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Submit With Civil Permit Application: Provide Geotech Report with Civil Submittal

Engineering Division - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Standard Conditions: During civil review, the existing frontage will be evaluated by City Inspectors. Any existing frontage improvements which are substandard by City Standards, currently damaged or damaged during construction shall be replaced by the developer.

Engineering Division - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Standard Conditions: In the event that during civil design, there is insufficient room for proposed stormwater facilities in the area(s) shown on the site plan, the stormwater area(s) shall be increased as necessary so the final design will be in compliance with current City Standards. This may result in the number of lots or structures being reduced, or a reduction in other site amenities. [PMC 21.10.060(4), 21.10.150]

Engineering Division - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Submit With Civil Permit Application: Each sheet of the civil plans shall have the City of Puyallup Development Engineering approval block located adjacent to the design engineer's title block and each sheet of the WATER plans shall have the City of Puyallup Fire Code Official's approval block next to the engineer's approval block.

Sincerely,

Rachael N. Brown

Associate Planner

(253) 770-3363

RNBrown@PuyallupWA.gov