



City of Puyallup

Planning Division

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November 08, 2022

Contour Engineering LLC

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DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLPSP20220137
PROJECT NAME	Valley Avenue Yard
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	Proposed Outdoor Storage Yard use for truck/trailer parking on two (2) adjoining parcels (to be combined via lot combination process). No new structures or buildings proposed. Project site to be cleared, graded, paved, improved and landscaped/screened.
SITE ADDRESS	1042 VALLEY AVE NW, PUYALLUP, WA 98371; 1106 VALLEY AVE NW, PUYALLUP, WA 98371;
PARCEL #	0420163040; 0420163041;
ASSOCIATED LAND USE PERMIT(S)	PLPRE20210002
APPLICATION DATE	August 22, 2022
APPLICATION COMPLETE DATE	September 22, 2022
PROJECT STATUS	Active Development Review Team (DRT) review case – resubmittal required. 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 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 - Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

- What is the purpose of the 'future pass through to ecolab?'. When is that planned to be constructed?
- 5% required internal landscape island must be moved to save all existing healthy trees on the site. [site plan, sheet 1]
- Required perimeter landscaping is missing on the 1036 Valley Ave E site. landscaping is required on all sides of this parcel at the same widths as the truck storage parcel [site plan, sheet 1]
- Street trees are only required where available street tree planter space is available. If not street tree planters are proposed, remove street trees from plan. [site plan, sheet 1]
- Update SEPA Checklist to add parcel #0420163042 to project description and all calculations of total site areas. While no modifications to the existing building on the parcel are proposed at this time, the building proposed to be used to manage the truck storage use and parking for the truck storage use is proposed to be at parcel #0420163042. SEPA requires that all inter-related parts of a project be included in the SEPA checklist. [SEPA Checklist, pg. 4]
- add parcel #0420163042 to project list. parking for this project is proposed at this site, and the existing building is proposed to be used to manage the truck parking facility. Revise plans to show this parcel as part of this project.
- Add existing total building area to remain site plan [site plan, sheet 1]

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

- Demolition permits are required for removal of Single Family Dwellings. Application located on City of Puyallup website and requires Puget Sound Clean Air notification to apply. Final inspection is required. Engineering approval required for utility disconnects prior to building inspection final.

Provide copy of Certificate of Occupancy or documentation that the existing office has been used continuously as an office space. The City has no record of it being converted. If required, provide building plans to convert single family dwelling into office, include complete building, mechanical, plumbing, energy code items and accessibility requirements that may apply on the plans depending on scope of work performed. Provide before and after floor plans to show changes and to be able to assess use of each room and determine what building requirements need to be met with the new use. As noted at Pre-app meeting floor system will be required to meet the 50 lbs. per sq. foot for office use vs SFR. Provide plans to show how floor load was modified to meet code requirements or letter from structural engineer to assess all structural modifications and meet 2018 IBC commercial use.

Plans will need to be per the applicable codes 2018 adopted February 1, 2021 for all permits.

All electrical is permitted by the Washington State Department of L & I.

Accessible parking and access to the public way will be required. For all accessible requirements the City adopted the 2018 IBC / WAC 51-50 and the ICC A117.1-2009 standard.

Please reach out to me if I can answer any other questions in relationship to Building code items for this project. No other Building items at this time.

Fire Review - David Drake; (253) 864-4171; DDrake@PuyallupWA.gov

- 1. Electronic gate will require Opticon with manual override. Separate permit will be required.
- 2. Gate will need to be place that traffic queuing is available. Show placement of gate.
- 3. Will the gate swing or slide parrel with the street?
- 4. Provide site plan showing all parking stalls and configurations.
- 5. Fire Lane may be required to be stripped depending on layout.
- 6. What type of vehicles will be stored and will there be any product of any sort left overnight in vehicles?
- 7. Explain the pass through connection.
- 8. Any type of storm water vaults in the fire lane will be required to be fire apparatus rated for 75,000lbs.

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

- Geotechnical report says that some shallow infiltration, including bioswales, could be feasible. Provide a more robust infeasibility criteria or incorporate bioswales into the design. Planning allows cross over between natural stormwater features and required landscaping.[2022_08_15 Prelim Drainage Report, Page 8/84]
- Provide basic details of water and dry utility improvements. [2022_08_15 Prelim Drainage Report, Page 6/84]

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

- Gate - adequate queue storage required for design vehicle (WB-67). Inbound vehicles must be able to queue on-site (prior to gate) without impacting ROW. Gate placement should assume future frontage improvements/ROW dedication.

The future pass through/connection to the EcoLab site will not be allowed. The adjacent parcel does not have a City standard access on Valley Ave.

If the adjacent parcel provides City standard frontage improvements or driveway as a future improvement or development, the internal pass through would be allowed. This would require the current proposed driveway to be removed.

Per the approved AMR; "This AMR approval does not vest driveway design or placement for future development beyond what is currently being proposed"

Relocate street trees along the edge of roadway to the landscape buffer.

Define ROW dedication calculations/assumptions based on survey.

Provide entering sight distance analysis (415ft @ 14.5 from face of curb) per City standards. Identify any sight obstructions and show any offsite private property that may be impacted by sight lines.

CONDITIONS

Development & Permitting Services - Janelle Montgomery; (253) 770-3328; JMontgomery@PuyallupWA.gov

- Submit With Building Permit Application: Separate permit would be required for the 8' high fences shown on site plans. And as indicated in pre-app notes for PLPRE2021002 separate permits would be required for all the demolition of the houses and for the changing the one building into an office. See those notes.

Development & Permitting Services - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Submit With Civil Permit Application: Provide all details of water and dry utility improvements with civil permit.

Development & Permitting Services - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Submit With Civil Permit Application: Provide confirmation of well decommissioning with civil submittal.

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

- Standard Conditions: Due to land disturbing activities that exceed one acre this project is required to apply for a Construction Stormwater General Permit from the Washington State Department of Ecology.

Planning Division - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- Submit With Building Permit Application: Additional Submittal Item Required: If exterior changes are proposed to the existing buildings on site, Industrial Design Review application (to be included with your building permit application) will be required. Your project is subject to administrative design review for industrial style buildings see PMC 20.26.400 for specific design standards. Since this is an administrative process, your design submittal will be reviewed by the Director or designee who will approve, approve with conditions, or deny your design. Your design review application must be submitted as a supplemental form with your building permit application. Please contact case planner for application form.

Sincerely,

Rachael N. Brown

Associate Planner

(253) 770-3363

RNBrown@PuyallupWA.gov