



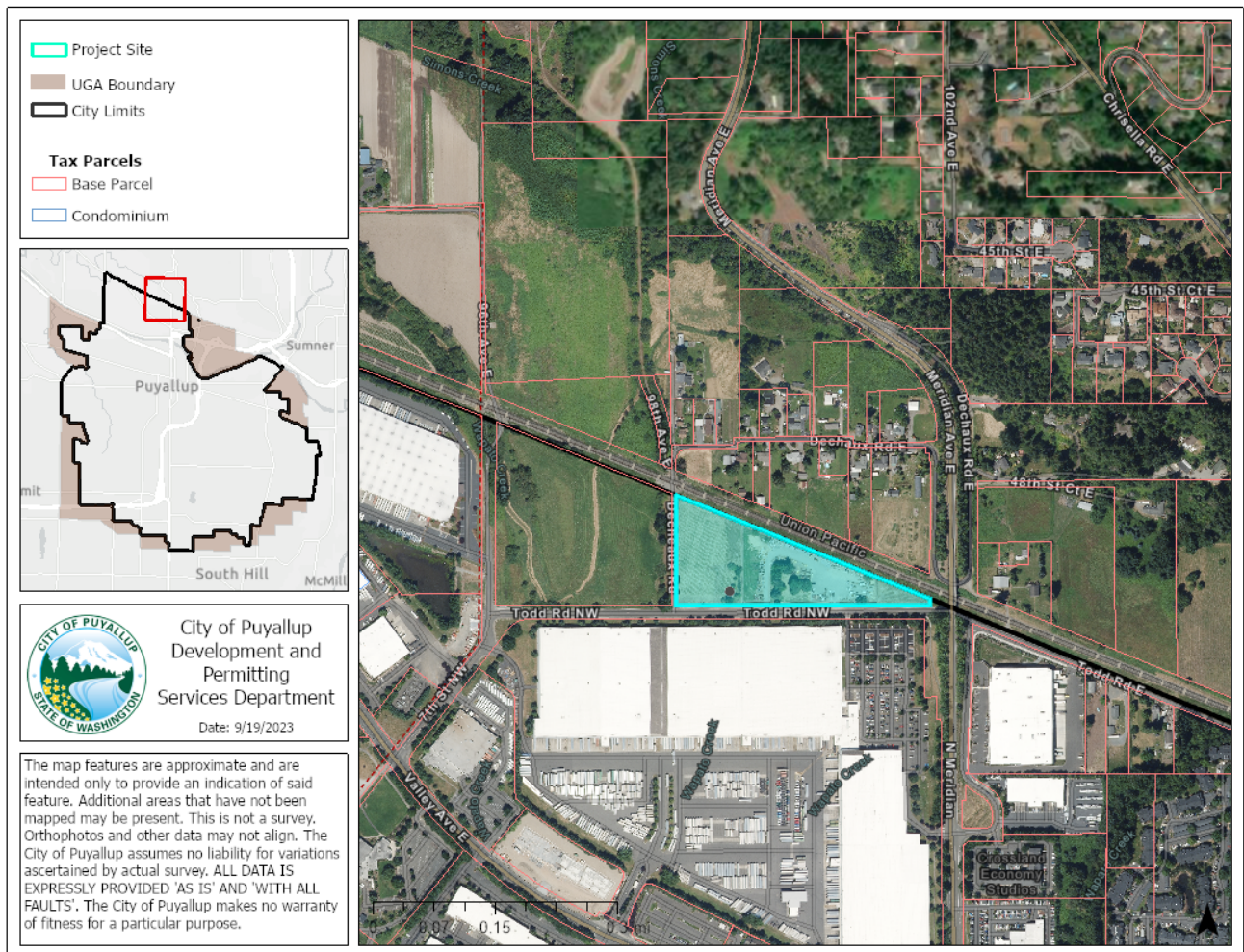
City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

September 22, 2023

NOTICE OF COMPLETE LAND USE PERMIT APPLICATION

The following land use permit application was submitted to the Development and Permitting Services Department for review. This notice was sent to all property owners within a specified radius of the site.

Vicinity Map:



Application Information

Case Number:	PLPSP20230096
Permit Type:	Preliminary Site Plan
Proposal:	Construction of a new Puget Sound Energy (PSE) Operational Training Center (OTC). Construction will include a new training building, approx. 34,000 sf which will include office, commercial, and training/classroom spaces. An outdoor training facility will be constructed, consisting of field area, and approx. 2,500 of enclosed spaces for storage of materials. Associated parking lots, landscaping, storm-water management facilities, and other utilities will be constructed as part of this project. This facility is not a part of the PSE electrical power generation or utility service, it is solely a training facility.
Applicant(s):	Matt Reeves on Behalf on Puget Sound Energy (PSE)
Owner(s):	Puget Sound Energy Inc.
Site Address:	325 TODD RD NW, PUYALLUP, WA 98371;
Parcel Number:	0420211030;
Date of Application:	August 30, 2023
Date of complete application determination:	September 13, 2023
Date of Public Hearing (if set):	No Hearing will be set for this permit
Environmental documents/studies required:	SEPA Checklist, Traffic Scoping Worksheet, Traffic Impact Analysis, Storm Water Report, Landscape Plan, Architectural Elevations, Wetland Report, Stream Report, Preliminary Utility Plans, Arborist Report, and other reports as required for review.
Identified critical areas on or adjacent to the site:	Streams, Wetlands, Wetland buffer, Stream Buffer, Floodplain, Aquifer Recharge Area, Wellhead Protection Area, Volcanic Hazard Area

Public Comments

Please be advised that any response to this letter will become a matter of Public Record. The public, consulted agencies and other agencies are encouraged to contact the staff listed below to become a 'Party of Record' on the subject permit application(s). The public may review contents of the official file for the subject proposal, provide written comments, participate in public hearings/meetings for the subject permit(s), and request a copy of the final decision.

- General application information is available for public review at www.cityofpuyallup.org/ActivePermits.
- The application file is available for review at <https://permits.puyallupwa.gov/portal/>. Please

click on the 'Application Search' button under the 'Planning Division' header. Once you have navigated to the Planning Division Application search page, you can search by the case number or site address.

- The file can also be viewed in person at Puyallup City Hall during normal business hours (9:00am – 3:00pm) at the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).
- Written comments will be accepted if filed with the staff contact listed below on or before 3:00PM on: **October 6th, 2023.**

Americans with Disabilities Act (ADA) Information

The City of Puyallup in accordance with Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability. This material can be made available in an alternate format by emailing Michelle Ochs at michelleo@puyallupwa.gov, by calling (253) 253-841-5485, writing us via mail (333 South Meridian, Puyallup, WA 98371) or by visiting the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).

Environmental Review (SEPA)

The City may issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) for this proposal under the optional DNS SEPA process, provided in WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Environmental mitigation measures under consideration: None identified as of the date of this mailer. Staff reviewing SEPA checklist.

Consistent with WAC 197-11-545 regarding consulted agencies, other agencies and the public, comments must be received on this notice to retain future rights to appeal the subject determination

Staff Contact

If you have any comments, please email them to Rachael N. Brown, Associate Planner

at RNBrown@PuyallupWA.gov or call (253) 770-3363.

GENERAL NOTES:

1. THIS SITE PLAN WAS PREPARED BASED ON THE INFORMATION ON HAND DURING THE PROGRAMMING PHASE AND USER MEETINGS. ROOM DATA SHEETS, THE MAIN PROGRAM, AND THE MAIN PROGRAM AREAS AND ROOMS, AND SHEETS AND THE FLOOR SCHEDULES FOR MORE DETAIL FOR CONSTRUCTION. THE SITE PLAN WILL BE (DESIGN DEVELOPMENT) AND CONSTRUCTION DOCUMENTS.

2. PARKING

- PARKING STALLS = 50
- LARGER GROUP TRUCK STALLS (10'x22') = 10
- TOTAL PARKING STALLS = 60
- OVERSIZE VEHICLE STALLS (12'x20') = 10
- TOTAL OVERSIZE VEHICLE STALLS = 10

THE GUEST ASSOCIATED USE TYPE DENIED IN THE RIVALLUM MUNICIPAL CODE (MAYOR, COLLEGE, CLASSROOMS, OFFICE SPACES, AND ADDITIONAL OTHER USE TYPE IS WAREHOUSE.

- CLASSROOMS (16'0" SF) 2, 400 SF * 2 = 800 SF
- WAREHOUSE (12,000 SF) 1, 2,000 SF * 2 = 4,000 SF
- TOTAL 50 STALLS REQUIRED

THE SITE PLAN PROVIDES 221 LINEAL FEET OF PARALLEL EMERGENCY RESPONSE VEHICLES. THESE ARE LOCATED MAINLY ARE AND CROSS FROM THE OUTDOOR TRAINING AREA.

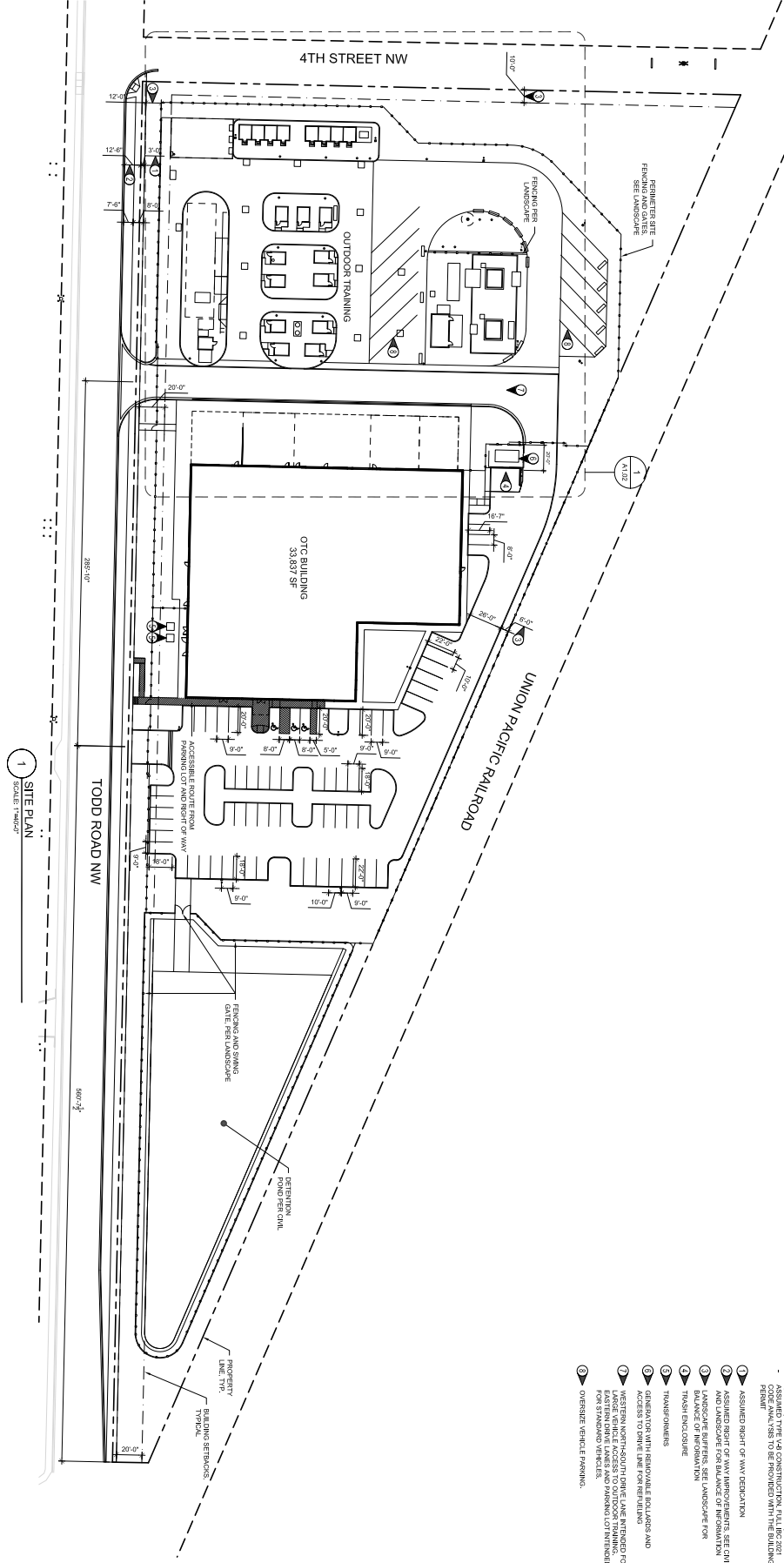
3. CITY OF RIVALLUM PRECIPITATION REQUIREMENTS

- PARKING LOTS,
- SEE LANDSCAPE FOR BUFFERS AND TREES.

4. BUILDING DATA, OUTDOOR TRAINING AREA

- 2,400 SF INCLUDES VARIOUS STRUCTURES
- CODE ANALYSIS TO BE PROVIDED WITH THE BUILDING PERMIT

- 1. ASSUMED RIGHT OF WAY DEMOLITION
- 2. ASSUMED RIGHT OF WAY IMPROVEMENTS. SEE CIVIL AND LANDSCAPE FOR BALANCE OF IMPROVEMENT
- 3. LANDSCAPE EFFORTS. SEE LANDSCAPE FOR
- 4. TRASH ENCLOSURE
- 5. TRANSFORMERS
- 6. GENERATOR WITH REMOVABLE BOLLOCKS AND ACCESS TO DRIVE LINE FOR NEW DRAINAGE
- 7. WASTEWATER TREATMENT TANK, LONG TRENCH FOR EASTERN DRIVE LINES AND PARKING LOT INTERLOCK FOR PARKING VEHICLES.
- 8. OVERSIZE VEHICLE PARKING.



SCHEMATIC DESIGN

DATE	DESCRIPTION	BY	CHK
07/21/23	SCHEMATIC DESIGN	AS	AS

PLAN NORTH

TRUE NORTH

SCALE: 1/8" = 1'-0"

PSE - OPERATIONAL TRAINING CENTER

OVERALL SITE PLAN

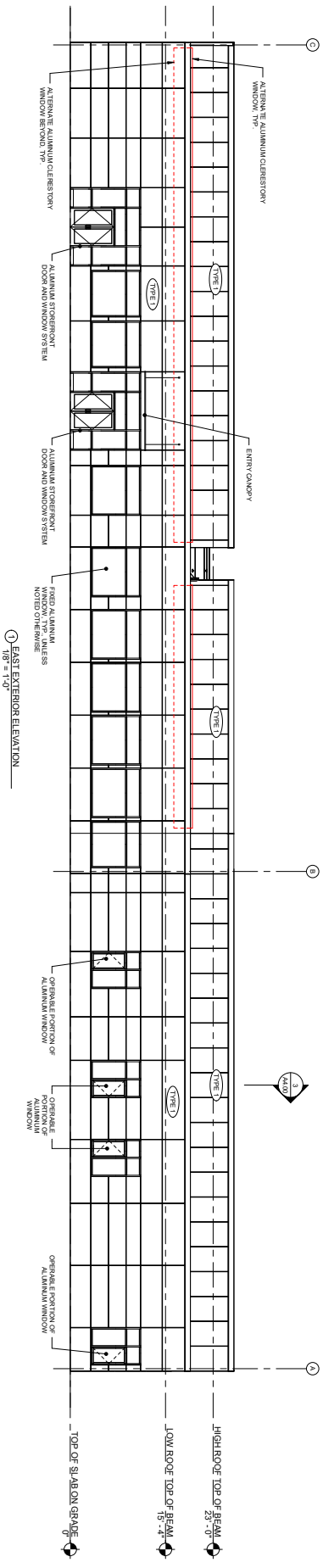
PROJECT NO.: 2023002.006

DRAWN BY: AS

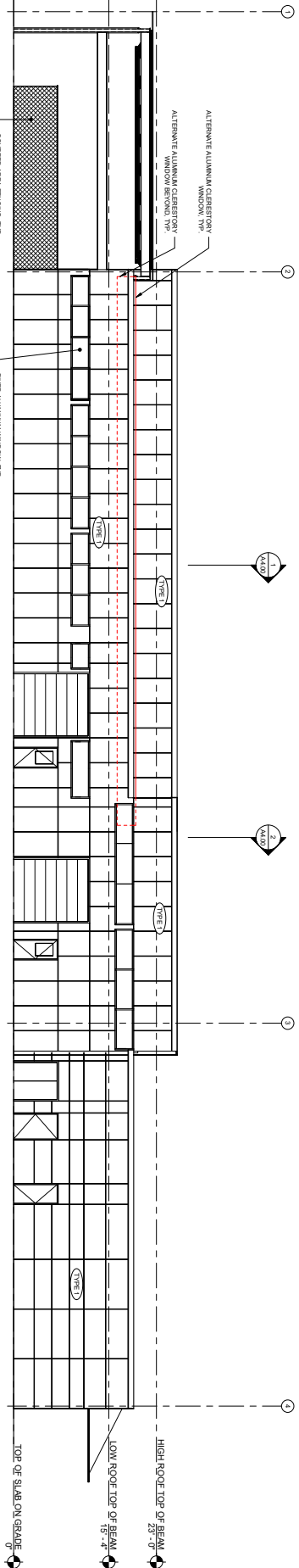
CHECKED BY: AS

DATE REVISION: 07/21/23

A1.01



① EAST EXTERIOR ELEVATION
 1/8" = 1'-0"



② SOUTH EXTERIOR ELEVATION
 1/8" = 1'-0"

SKINS TYPE LEGEND
 (TYPE 1) FIBER GLASS PANEL
 ALTERNATE #38

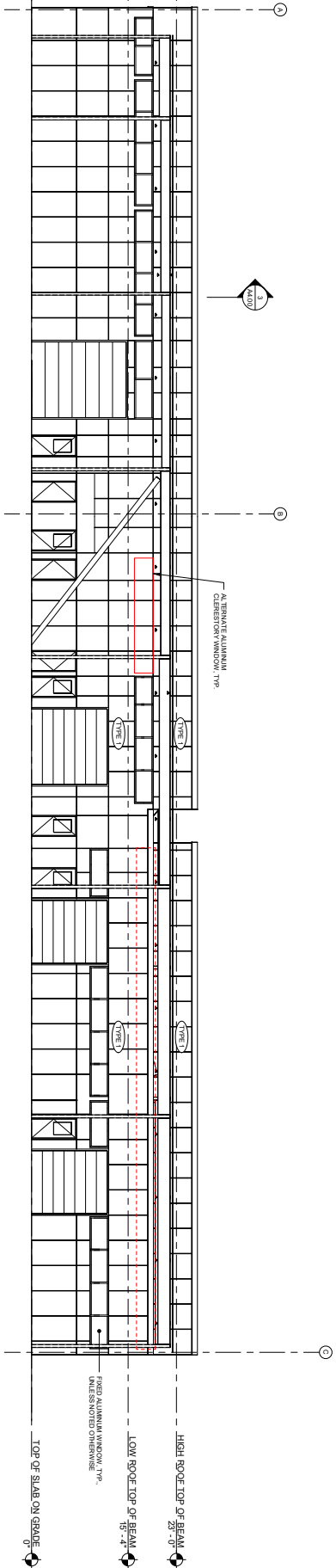


SCHEMATIC DESIGN

NO.	REVISION	DATE

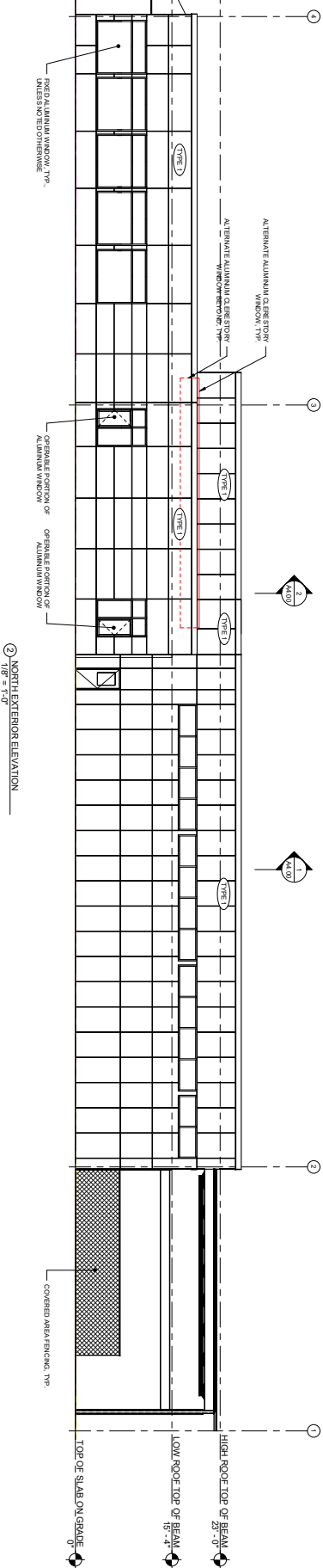
NOTES:
 SCALE: As Indicated
 PSE OPERATIONAL TRAINING CENTER

EXTERIOR ELEVATIONS
 DATE: 7/21/23
 A3.00



① WEST EXTERIOR ELEVATION
 1/8" = 1'-0"

SINGLE TYPE LEGEND
 (TYPE 1) FIXED GLAZING PANEL
 ALTERNATE #28



② NORTH EXTERIOR ELEVATION
 1/8" = 1'-0"

SCHEMATIC DESIGN

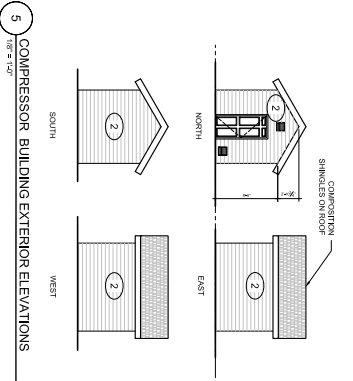
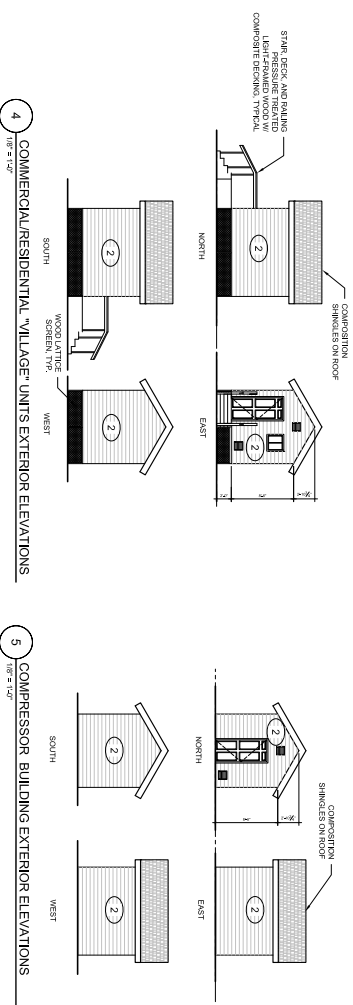
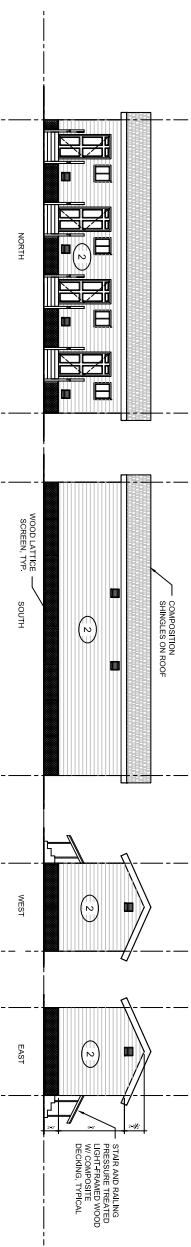
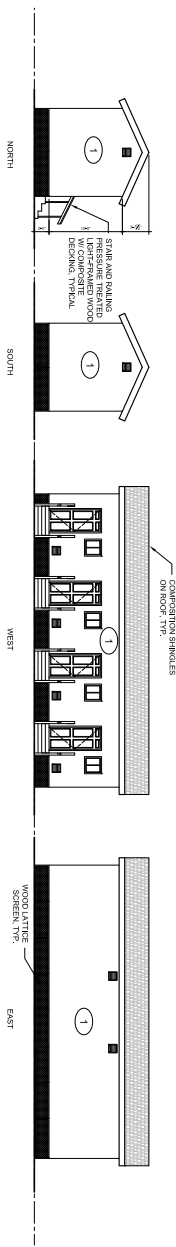
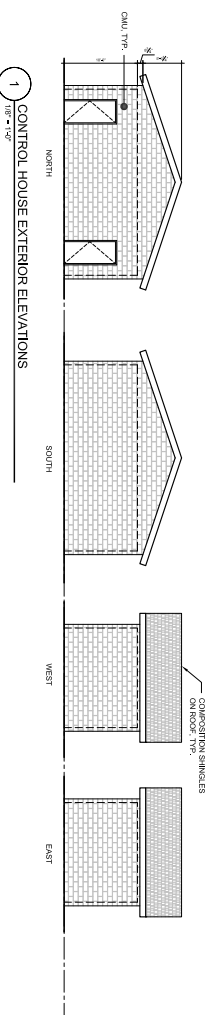
NO.	REVISION	DATE

PROJECT: PSE OPERATIONAL TRAINING CENTER
 SCALE: As Indicated
 NORTH: As Indicated
 DATE: 7/21/23

EXTERIOR ELEVATIONS
A3.01

SIDING TYPE LEGEND:

- ① FIBER CEMENT PANEL
- ② FIBER CEMENT LAP



SCHEMATIC DESIGN

NO.	DATE	DESCRIPTION
1	10/20/20	SCHEMATIC DESIGN
2	11/15/20	SCHEMATIC DESIGN
3	12/15/20	SCHEMATIC DESIGN
4	01/15/21	SCHEMATIC DESIGN
5	02/15/21	SCHEMATIC DESIGN

SCALE: 1/8"=1'-0"

PSE - OPERATIONAL TRAINING CENTER EXTERIOR ELEVATIONS - OUTDOOR TRAINING

PROJECT NO.: 20200208
 DRAWN BY: ABE
 CHECKED BY: JWB
 DATE: 05/01/21