



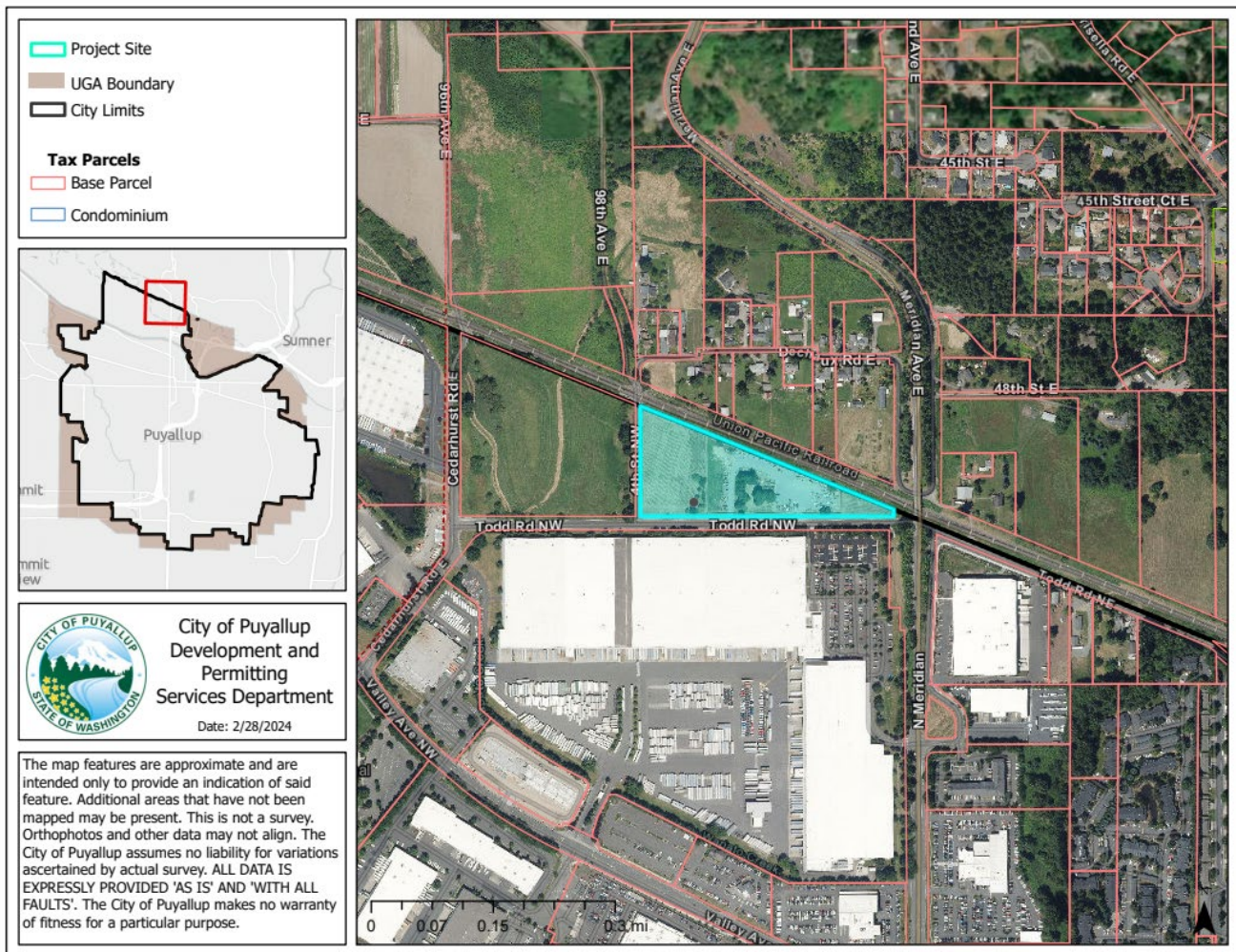
City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

February 28, 2024

REVISED 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. New Information: Burn bit will be used to demonstrate, teach and evaluate personnel to control natural gas fire. This will occur one per month and will utilize an ABC extinguisher. The proposal includes new transformers that contain around 4,000 gallons of mineral oil used as insulating medium and a corresponding secondary containment system and spill plan.

Applicant(s): Matt Reeves
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.cityofpuysallup.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: **April 6th, 2024.**

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 Hannah 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.

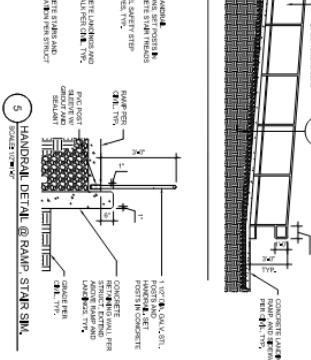
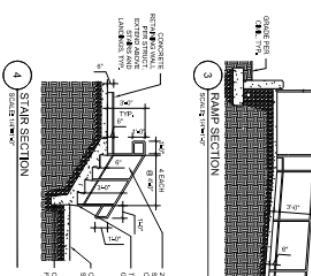
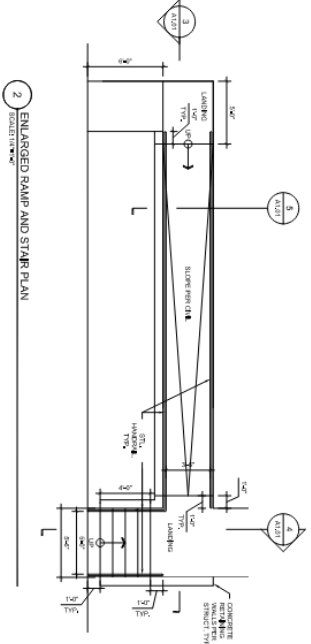
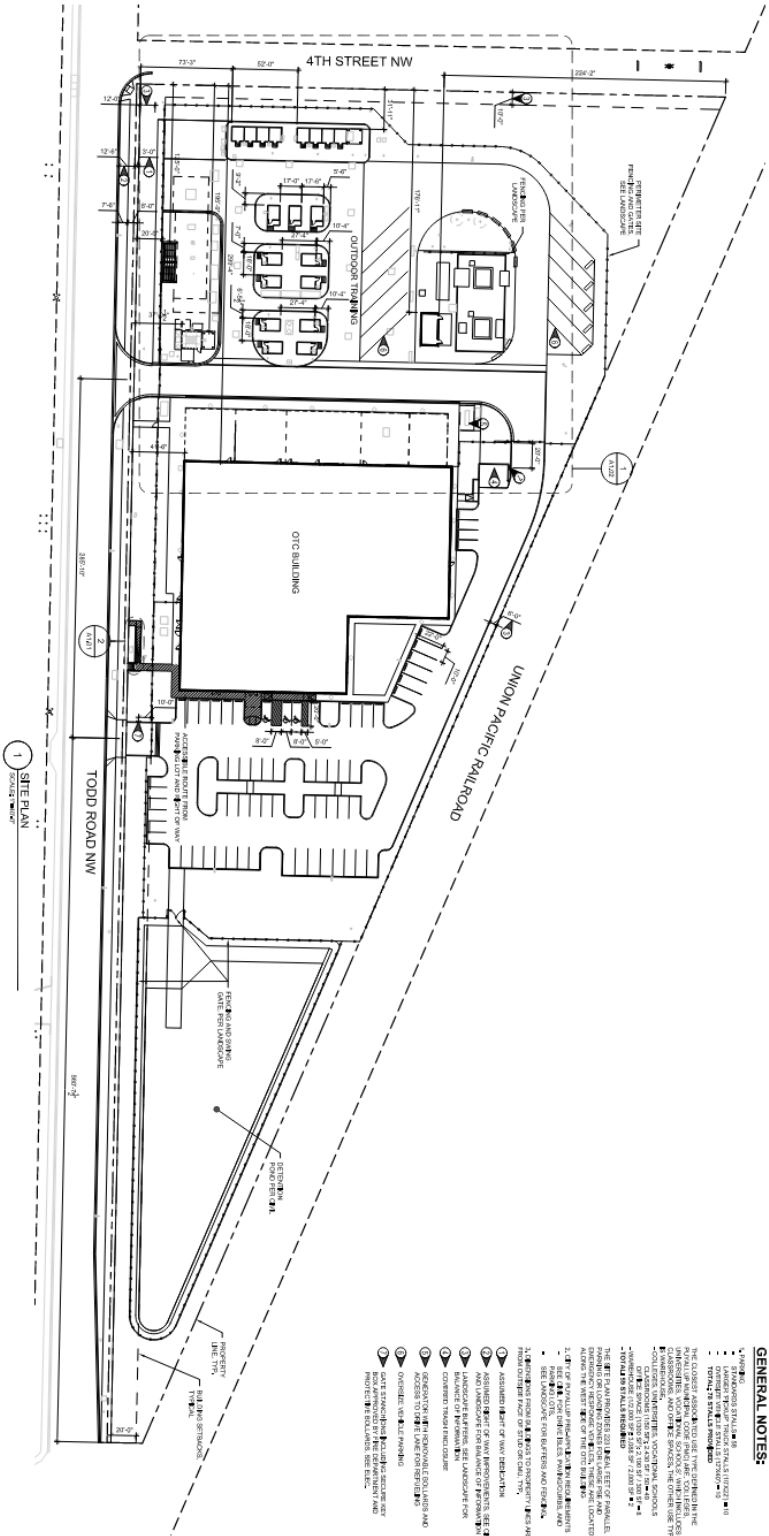
Consistent with WAC 197-11-545 regarding consulted agencies, other agencies and the public, comments must be received on this notice to retain future rights to appeal the subject determination

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.

Site Plan



GENERAL NOTES:

1. UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE AS SHOWN.
2. ALL CONCRETE SHALL BE 4000 PSI.
3. ALL REINFORCING SHALL BE #4.
4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND PROVIDE A VERIFICATION REPORT TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
13. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
15. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

PERMIT SET

DATE: 08/15/2024

PROJECT: PSE-OPERATIONAL TRAINING CENTER

OVERALL SITE PLAN

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

1.A1.01

ZERVAS

ARCHITECTURE & INTERIOR DESIGN

1000 10TH AVENUE NW

SEATTLE, WA 98108

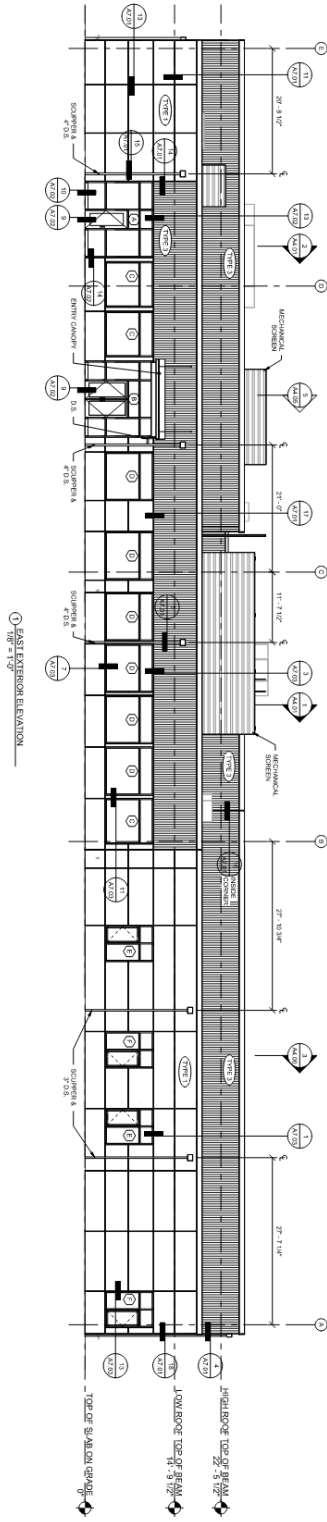
PH: 206.461.1000

WWW.ZERVAS.COM

Building Elevations

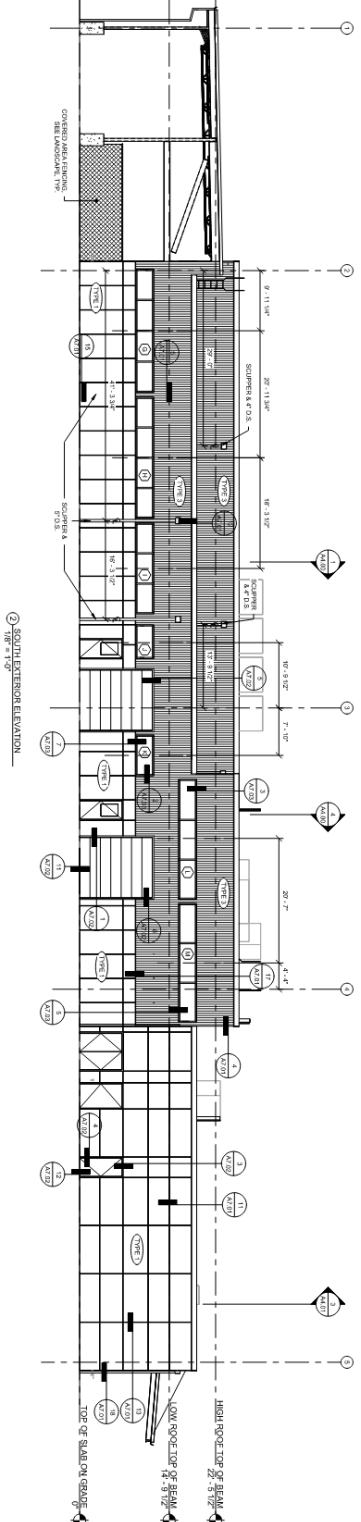
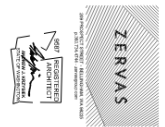
25202 06
Address: Docs\F222 - 3111 - PSE North Bend Precor Design\PSE-OTC_Caretel.rvt

1/5/2023 4:23:56 PM



1 EAST EXTERIOR ELEVATION

- SCAFFOLD 4' O.S.
- METALWORK 1/2"
- FIBERGLASS PANEL
- FIBERGLASS I/P
- METAL WALL



2 SOUTH EXTERIOR ELEVATION

PERMIT SET	
DATE	SCALE
NO.	BY
REVISION	DATE
SCALE: As Indicated PROJECT: PSE OPERATIONAL TRAINING CENTER DRAWING: EXTERIOR ELEVATIONS SHEET: A3.00 DATE: 12/06/23	

