



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

April 10, 2024

Matt Reeves
 209 Prospect Street
 Bellingham, WA 98225

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	PLPSP20230096
PROJECT NAME	PSE OTC
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	Land use submission for PSE OTC project per pre-application meeting PLPRE20220160.
SITE ADDRESS	325 TODD RD NW, PUYALLUP, WA 98371;
PARCEL #	0420211030;
ASSOCIATED LAND USE PERMIT(S)	PLPRE20220160 PLLC20230017 E-19-0538 PRAMR20231722 PRCNC20231747 PRCCP20240215 PRCNC20240216 PRGR20240391
APPLICATION DATE	September 13, 2023
APPLICATION COMPLETE DATE	September 13, 2023
PROJECT STATUS	Final Development Review Team (DRT) letter – application approved. 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.
APPROVAL EXPIRATION	
CONDITIONS	See notes and conditions below. 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. Each condition has been added by a specific City of Puyallup Department, please contact the specific reviewer associated with that condition for any specific questions regarding that condition:

Department	Reviewer	Phone	Email
Planning	Rachael Brown	2537703363	rnbrown@puyallupwa.gov
Engineering	Lance Hollingsworth	2537703337	LHollingsworth@PuyallupWA.gov
Traffic	Mieco Hutchens	2538415430	mhutchens@puyallupwa.gov
Building	Janelle Montgomery	2537703328	JMontgomery@PuyallupWA.gov
Fire	David Drake	2538644171	DDrake@PuyallupWA.gov

Condition Category	Condition	Department	Condition Status
Public Noticing	Public notice sign must be posted on site in a publically visible location.	Planning Division	Resolved
Public Noticing	Signed Affidavit must be provided.	Planning Division	Resolved
Standard Conditions	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.	Traffic Division	Open
Standard Conditions	Park impact fee was established by Ordinance 3142 dated July 3, 2017 and shall be charged	Traffic Division	Open

Condition Category	Condition	Department	Condition Status
	\$0.87 per sqft of building space.		
Submit With Civil Permit Application	Based on comment response explaining the intended use of Substation hazard characteristics and containment area, include mentioned information in the Source Control Narrative in the Civil Storm Report, identifying the applicable source control BMPS and how they are met. [Lance Hollingsworth @ 01/18/2024 11:22 AM]	Engineering Division	Open
Submit With Civil Permit Application	With a better understanding for how the substation area will be used, it is reasonable to assume infeasibility for shielding the area from Stormwater. Therefore, the Oil/water separator used to treat the containment area cannot drain to sewer as Stormwater is considered an illicit discharge to sewer. The previous design to drain an Oil/water separator to the bioretention treatment area and then to the storm detention pond will be acceptable provided the Oil/water separator is sized per Ecology standards, the project submits a SPCC Plan, and provides sections and design details of the containment area with containment capacities satisfying Ecology requirements. [Lance Hollingsworth @ 01/18/2024 11:22 AM]	Engineering Division	Open
Submit With Civil Permit Application	Per WSDOT email in Docs & Images from Jason Dao on 1/25/24: "Bridge columns (South side-up slope) not shown. Please include offset dimension and depth of excavation."	Development & Permitting Services	Open
Standard Conditions	The proposal is compliant with minimum parking standards associated with the proposed office use, warehouse use, and vocational school (classroom) use. The proposed laboratory space is ancillary to the classroom use and does not require parking as a standalone a standalone use.	Planning Division	Open
Standard Conditions	The multi-unit commercial / residential 4-plex and commercial / residential "village" is for	Planning Division	Open

Condition Category	Condition	Department	Condition Status
	training purposes associated with the vocational school use and not approved for residential use.		
Submit With Civil Permit Application	Per PMC 20.55.055, all off-street parking shall be paved. As such, the truck / oversize vehicle parking striping shall be removed, or it will need to be paved to be compliance with PMC 20.55.055. This requirement will be inspected during planning inspections of the future associated civil permits.	Planning Division	Open
Standard Conditions	Final landscape plan shall be in compliance with the vegetation managements standards (VMS) manual. As such, Storm water facilities, including bioretention areas, swales, and raingardens, shall be landscaped in accordance with SLD-02, contained in the Vegetation Management Standards Manual (VMS).	Planning Division	Open
Standard Conditions	<p>A detailed Sight Distance Assessment at the intersection of Todd Road & 4th Street NW will be required with Civil submittal. This was not provided with preliminary site plan.</p> <p>The preliminary estimated transportation impact fee for the proposed PSE OTC project is \$261,000 (\$4,500 x 58 new PM peak hour trips).</p> <p>During Civil review, roadway width will need to be verified (between face of curb). PSP site plans show slightly less than 34ft of width.</p> <p>When striping/channelization design is submitted during Civil Review, taper on the eastern frontage may require modification based on striping design/requirements.</p> <p>Detailed striping/channelization/signage design required during Civil Review</p> <p>At the time of civil permit review provide a separate street lighting plan for the City to review.</p>	Traffic Division	Open

Condition Category	Condition	Department	Condition Status
	<p>Street lighting plan:</p> <ul style="list-style-type: none"> -City standard streetlights are required every 150ft along commercial frontage. -City would prefer new streetlights to be installed on the south side of Todd Rd avoid overhead utility conflicts. -If the applicant choses to install streetlights on the north side of Todd Rd, it is the sole responsibility of the design engineer to ensure streetlight design/placement is outside of the 10ft minimum "safe zone" area. The City will not allow streetlights to be within 10ft of the PSE primary for safety reasons. -Streetlights shall have shorting caps installed with remote photocell located on the service cabinet. -Utility pole mounted streetlights do not meet current City standards <p>Streetlight design shall provide the following:</p> <ul style="list-style-type: none"> -Provide details on how streetlights will be powered. City standard service cabinet required. -Location of conduit runs and junction boxes per City standards -Wiring Schedule including conduit size/type for each raceway -Pole schedule including STA & offset for each luminaire <p>Coordinate with David Drake (Fire) on gate requirements.</p>		
Submit With Civil Permit Application	<p>Permanent critical area markers are required to be installed every 50 ft around the boundary of critical area buffers for the following critical areas; wetlands, streams, landslide hazard areas. See City buffer posting details at www.cityofpuyallup.org/1591/Master-Document-List. The City will provide the buffer posting signs at no cost. Applicant is responsible</p>	Planning Division	Open

Condition Category	Condition	Department	Condition Status
	for cost of post and all other materials for installation. Contact the Planning Division to order signs at Planning@puyallupwa.gov. This project will require the critical area markers around the wetland boundary since the onsite wetland has no buffer.		
SEPA Condition	The Puyallup Tribe of Indians has requested a cultural resource survey prior to ground disturbance as the project proposal is located in a high probability area for encountering cultural resources. The applicant must provide a cultural resource survey with their civil permit application and should be reviewed by the Puyallup Tribe of Indians.	Planning Division	Open

Sincerely,

Rachael N. Brown
Associate Planner
(253) 770-3363
RNBrown@PuyallupWA.gov