



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

September 05, 2024

Sierra Baker  
72nd Ave S  
Kent, WA 98032

<b>FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER</b>	
<b>PERMIT #</b>	PLPSP20240062
<b>PROJECT NAME</b>	Fred Meyer Distribution Center
<b>PERMIT TYPE</b>	Preliminary Site Plan
<b>PROJECT DESCRIPTION</b>	Proposal for driveway modifications and addition of a new guard shack at the northwest driveway of the existing Fred Meyer Distribution Center located on 7th St NW. Improvements include the removal of the existing asphalt driveway to be replaced with heavier duty concrete pavement, striped lanes, signage, 80SF guard shack. Project will include site improvements as required.
<b>SITE ADDRESS</b>	2200 N Meridian, Puyallup, WA 98371;
<b>PARCEL #</b>	0420215004;
<b>ASSOCIATED LAND USE PERMIT(S)</b>	PLPRE20230119 PLSSP20240063
<b>APPLICATION DATE</b>	June 24, 2024
<b>APPLICATION COMPLETE DATE</b>	June 24, 2024
<b>PROJECT STATUS</b>	<b>Final Development Review Team (DRT) letter – application approved.</b> 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. The project is now proceeding into final SEPA review and issuance.
<b>APPROVAL EXPIRATION</b>	<b>09/05/2026</b>  <b>PMC 20.89.020 Expiration:</b> A preliminary site plan granted by the director or designee shall become null and void if not exercised within <b>two years of the date of this approval</b> of such preliminary site plan. A preliminary site plan shall be deemed exercised and remain in full force and effect when a complete building permit, or complete civil engineering permit when no building permit is required, has been submitted in reliance upon said permit.

<b>CONDITIONS</b>	<b>See notes and conditions below.</b> 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).
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## 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	Nabila Comstock	2537703361	NComstock@PuyallupWA.gov
Engineering	Jamie Carter	2534353616	JCarter@puyallupwa.gov
Traffic	Mieco Hutchens	2539930179	mhutchens@puyallupwa.gov
Building	Brian Snowden	2534353618	BSnowden@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
Submit With Building Permit Application	-- Project specific notes: 1. Building plans will need to be complete with all building, mechanical, plumbing, energy code items and accessibility requirements that apply to project. Current codes are the 2021 Washington State codes with Puyallup	Building Division	Open

Condition Category	Condition	Department	Condition Status
	<p>amendments. In general, local amendments other than administrative processes are limited to Fire Code elements for Fire Alarm, Fire Flow, Fire Sprinklers and Fire Access. Please see the Puyallup Municipal Code chapter 16 and 17.</p> <p>2. Separate permits are required for each sign type (wall mounted, pole, etc.).</p> <p>3. Modular buildings (guard shack) will need to be permitted through the Washington State Department of Labor and Industries:  <a href="https://lni.wa.gov/licensing-permits/manufactured-modular-mobile-structures/modular-other-mobile-structures/">https://lni.wa.gov/licensing-permits/manufactured-modular-mobile-structures/modular-other-mobile-structures/</a>.            Approved modular buildings must display the Gold ID tag from L&amp;I.</p> <p>4. The City's Building Division will review and inspect the following: Setbacks, Footings, Skirting, Utility Connections, Landings, Stairs, Ramps, and Railings.</p> <p>5. Retaining walls less than 4ft in height (measured from the top of the wall to the bottom of the footing), unless supporting a surcharge or impounding Class I, II or IIIA liquids, are exempt from permit.</p> <p>-- Building General Notes:</p> <p>a. All electrical is permitted by the Washington State Department L &amp; I.</p> <p>b. For all accessible requirements, the City adopted the 2021 IBC / WAC 51-50 and the ICC A117.1-2017 standard.</p> <p>c. A Geotechnical Report for the building site area is required at the time of submittal.</p>		
Submit With Civil Permit Application	Existing trees to be retained must be clearly marked on the final clearing and grading plan, and final landscape plan. Tree protection fencing and signage shall follow the city standard detail, see appendix 20.5. Standard detail shall be included on all plan sets with vegetation which is	Planning Division	Open

Condition Category	Condition	Department	Condition Status
	<p>scheduled for retention and protection. All critical root protection zones (CRPZ) shall be shown on plan sets in diameter from the center of the tree. In determining tree CRPZ, the following standards shall be used. In establishing the extent of the Critical Root Protection Zone (CRPZ) for individual significant trees, groupings of significant trees, a stand of significant trees, or a heritage tree the following formula shall be used: Individual tree diameter (in inches) X 2, converted into feet = CRPZ, in diameter (Example: 20" tree X 2 = 40' CRPZ diameter). The following minimum performance standards shall be used to determine the extent of allowable impacts to the CRPZ of significant trees: For significant trees, a minimum of 50 percent of the critical root zone must be preserved at natural grade, with natural ground cover. The protection zone may be irregular. The plan set shall provide a total square footage of CRPZ area and show the % of disturbance area. For heritage trees, a minimum of 75 percent of the critical root zone must be preserved at natural grade with natural ground cover. The protection zone may be irregular. The plan set shall provide a total square footage of CRPZ area and show the % of disturbance area. No cut or fill greater than four (4) inches in depth may be located closer to the tree trunk than 1/2 the CRPZ radius distance. (Example, 20-inch DBH tree has a 40' CRPZ area (in diameter) - meaning no cut or fill greater than 4" in depth is allowed within 20' of the tree trunk). No cut or fill within the distance from the tree which is three (3) times the trunk DBH is allowed. (Example, 20-inch DBH tree X 3 = 60", meaning no cut is allowed within 60-inches of a tree which has a 20-inch diameter trunk). These criteria represent minimum standards for determining whether or not a tree may be</p>		

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	required to be retained. Greater impacts may be allowed, provided that all design alternatives have been proven unfeasible and that a pre-conditioning and after care mitigation program is established. See section 10.1 of the VMS, and referenced appendices for more information.		
	Building elevations for guard shack must be submitted with the associated building permit application.	Planning Division	Open
Submit With Civil Permit Application	A few things to consider for civil application: Check impervious surface calcs. Plans say 'Pervious Area Removed' is 2360 sq ft, yet the TIR says 1505 sq ft of added pavement in the Project Overview section. Are these supposed to be the same? Clarify if they are not. Also, there is no buffer identified for the nearby wetland. We don't anticipate this critical area will impact the project, but this issue should be addressed.	Development & Permitting Services	Open

Sincerely,

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(253) 770-3361  
NComstock@PuyallupWA.gov