



City of Puyallup

Planning Division

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www.cityofpuyallup.org

January 05, 2026

Nathan L Miller
1645 NW Hoyt
Portland, OR 97209

| DEVELOPMENT REVIEW TEAM (DRT) LETTER | |
|---|---|
| DRT # | 1 |
| PERMIT # | PLDDG20250083 |
| PROJECT NAME | UPMU-Bell Place |
| PERMIT TYPE | Downtown Design Review |
| PROJECT DESCRIPTION | PROPOSED CONSTRUCTION OF A 5 STORY MULTI-FAMILY BUILDING WITH 100 RESIDENTIAL UNITS. 70 PARKING SPACES IN A GROUND FLOOR PARKING GARAGE. LOBBY AND LEASING OFFICE ON LEVEL 1 AND AMENITY DECK AND DOG RUN ON LEVEL 2.THE STRUCTURE PROPOSED IS APPROXIMATELY 114,000 SF AND 55' TALL.DESIGN ELEMENTS TO MEET THE REQUIREMENTS OF THE DOWNTOWN DESIGN GUIDELINES HAVE BEEN INCLUDED. |
| SITE ADDRESS | 204 4TH ST SW, PUYALLUP, WA 98371; |
| PARCEL # | 5745001631; 5745001632; 5745001641; |
| ASSOCIATED LAND USE PERMIT(S) | PLPSP20250082 |
| APPLICATION DATE | October 17, 2025 |
| APPLICATION COMPLETE DATE | December 12, 2025 |
| 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 |

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| 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. 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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The City has completed the review of the above-mentioned permit submittal. All of your review comments, conditions, and redlined plans can be found on the [City's permit portal](#). Redlined plans can be found on the City's Permit Portal in the "Reviews" section under "Documents Returned for Corrections". Below please find the permit submittal review comments from your review team and re-submittal instructions. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

Re-submittal Instructions

To resubmit, you must respond to all comments in a written response letter and submit a letter of transmittal. Letter of transmittal and response letter must be submitted to the 'Correction Response Letter' item listed in the submittal items list. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: If you do not resubmit as instructed your re-submittal will be rejected. If you have any questions about how to resubmit, please contact the permit center at permitcenter@puyallupwa.gov.

- 1 Log in to your permits portal and navigate to the [status page](#) for this permit. Under the 'Upload Documents' section, select 'click here to upload document'.
- 2 For each submittal item listed re-submit a new version of the submittal item by clicking the "New Version" button next to the file name of the original file submitted. DO NOT

click the 'browse' button unless the document you are submitting for that submittal item is not a new version of the originally submitted document.

- 3 Click 'Upload Documents' at bottom of the page.

How to use this letter

This review letter includes two sections: **"Corrections"** and **"Conditions"**.

The **"Corrections"** 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.

Corrections

| | | | |
|---|---------------------|----------------------|--------------------------------|
| Planning Review | Chris Beale | (253)841-5418 | CBeale@PuyallupWA.gov |
| - The applicant will hold a pre-application meeting with the DRHPB on 01/15/26. Further staff notes may be provided after the Board has had a chance to provide input on the design. [Comment Correction; ; pg. N/A] | | | |
| Building Review | Stan Kinnear | | SKinnear@puyallupwa.gov |
| - I have carried forward the notes that were provided by at the preapplication meeting. I have added these notes below for reference. | | | |

--General Building Notes

1. Building plans must comply with the currently adopted City of Puyallup codes (RCW 19.27). NOTE: 2024 State Building Code enforcement date scheduled for November 2026, check the State Building Code Council website for updates.
2. Truss Plans for TJI or BCI's and Truss Specifications are required at the time of submittal.
3. Separate ROW permits may be required for pedestrian and barrier protection. See State Building Code chapter 33 for minimum safeguards during construction.
4. For all accessible requirements, the City adopted the 2021 IBC / WAC 51-50 and the ICC A117.1-2017 standard
5. All electrical work is permitted through Washington State Department of Labor & Industries (L&I).
6. Separate demolition permit: air quality compliance, detailing utility service caps and storm water management may be required.
7. Separate ROW permits may be required for pedestrian and barrier protection. See State Building Code chapter 33 for minimum safeguards during construction.
8. Permit submittals must include building statistics supporting construction type, height, and allowable area (2021 Washington State Building Code).
9. We recommend designing private property accessible slopes at 1 ½% to meet 2% maximum slopes.
10. Include full energy code compliance documentation (worksheets and supporting documents per compliance path).

--Project Notes

1. A Geotechnical Soils report will be required.
2. Building plans will need to be complete with all building, structural, mechanical, plumbing, energy code items and accessibility requirements that apply to the project. Building plans must comply with the currently adopted City of Puyallup codes (RCW 19.27 & PMC 17.04.030). 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.
3. Structures greater than 4,000sq.ft. must be designed by, or have the design directly supervised by a Washington State registered design professional. All drawing sheets must be stamped and signed by the registered design professional(s).
4. Construction Type: Application lists Type VA. Per 2021 WSBC Table 504.4, allowable number of stories is 4 above grade plane. If using IBC 510.4, discuss required construction type and fire rating. Please ensure maximum stories and building areas are met per chapter 5 of the Washington State Building Code. Construction plans should include area calculations to demonstrate compliance with section 506.
5. Provide area calculations for mixed-use occupancy.

6. Buildings containing residential units, that are more than 3 stories tall, and/or with dwelling units that are accessed from interior corridors or other interior spaces are considered Commercial Buildings per the 2021 Washington State Energy Code and must be designed per the Commercial edition of the Energy Code.

--Garage Specific Notes

1. Vehicle charging stations will be required with new parking under the 2021 Washington Building Codes (WAC 51-50-0429). Please review these standards for parking and additions as applicable. Where a building contains more than one occupancy, the electric vehicle charging infrastructure percentages of Table 429.2 shall be applied to the number of spaces required for each occupancy.

2. Construction Type: Application lists Type VA. Per 2021 WSBC Table 504.4, allowable number of stories is 4 above grade plane.

3. Garage must have an accessible means of egress.

4. Enclosed parking garages and auto repair spaces must have mechanical ventilation per Sections 403 and 404.

5. Waste storage in garage must comply with 2021 WSFC §304.3. Demonstrate protection measures for the waste area shown on plans.

6. At time of Preliminary Site plan application please provide verification that "The storage area shall be designed to meet the needs of the occupancy, efficiency of pickup, and be available to occupants and haulers." IBC 430.1.

7. Garage must have an accessible means of egress.

8. Generators will need to be supplied with proper ventilation and fire resistance rating. Additional requirements maybe required based upon fuel type and quantities of fuel stored.

--Residential Specific Notes

1. Courtyard above garage: Submit the following with the building permit:

a. Structural design calculations (soil, gravel, pavers, etc.) included as dead loads.

b. Drainage plan detailing protection for garage below and structural elements from moisture.

c. Vegetation impact assessment to ensure roots or other growth will not compromise garage roof integrity.

2. An elevator will be required if the building has an accessible floor 4 or more stories above exit discharge.

3. Garage appears to be at grade level. On Level 2, multiple unit exterior doors do not face the courtyard—address fall protection requirements.

4. At time of building permit application, please address all grade to structure clearance, slopes, surface water and accessible routes to meet minimum code standards.

5. Note the requirements for Type A and Type B residential (R-2) units per section 1108.6.2 of the 2021 Washington State Building Code. These units must also comply with Chapter 11 of

the 2017 Washington State Accessibility Code (based off the A117.1-2017 Standard).
[Comment Correction; ; pg. N/A]

Conditions

| Condition Category | Condition | Department | Condition Status |
|--------------------|-----------|------------|------------------|
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Sincerely,
Chris Beale
Senior Planner
(253) 841-5418
CBeale@PuyallupWA.gov