



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

April 03, 2026

Nathan L Miller
1645 NW Hoyt
Portland, OR 97209

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	PLPSP20250080
PROJECT NAME	UPMU-AOB
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	PROPOSED CONSTRUCTION OF A 5 STORY MULTI-FAMILY BUILDING WITH 140 RESIDENTIAL UNITS. 99 PARKING SPACES IN A GROUND FLOOR PARKING GARAGE AND 2,300 SF OF LEASABLE RETAIL SPACE AND A FITNESS GYM FOR RESIDENT USE ON THE GROUND FLOOR. ROOFTOP AMENITY DECK AND DOG RUN. THE STRUCTURE PROPOSED IS APPROXIMATELY 163,000 SF AND 63' TALL. DESIGN ELEMENTS TO MEET THE REQUIREMENTS OF THE DOWNTOWN DESIGN GUIDELINES HAVE BEEN INCLUDED. - AOB
SITE ADDRESS	330 3RD ST SW, Puyallup WA 98371
PARCEL #	5745001371;
ASSOCIATED LAND USE PERMIT(S)	PLPRE20250057 PLDDG20250081 PRCCP20260280 PRMU20260283
APPLICATION DATE	October 22, 2025
APPLICATION COMPLETE DATE	October 22, 2025
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. The project is now proceeding into final SEPA review and issuance, followed by the scheduling of a public hearing on the project.
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. The ‘Condition Status’ column notes whether a specific condition has been ‘resolved’ meaning no further action is required or is ‘open’ meaning further action is required during subsequent permit submissions. 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	Chris Beale	2538415418	CBeale@PuyallupWA.gov
Engineering	Jamie Carter	2534353616	JCarter@puyallupwa.gov
Traffic	Bryan Roberts	2538415542	broberts@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
		Planning Division	Resolved
	The buffer area on the SW area of the site (abutting the alleyway) is required to be a Type I	Planning Division	Open

Condition Category	Condition	Department	Condition Status
	<p>landscape buffer, consistent with PMC 20.26.500. The DA did not address or modify the landscape (plant) composition requirement.</p>		
	<p>TRAFFIC ENGINEERING CONDITIONS:</p> <p>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.</p> <p>Park impact fees shall be charged per new dwelling unit based on its size. Fees are assessed in accordance with fees adopted by ordinance, per PMC 21.10 Based on the current 140-unit proposal, the City estimates the Park Impact fee will be \$293,755</p> <p>School impact fees shall be paid directly to the school district in accordance with adopted fee at the time of collection by the district.</p> <p>Per Puyallup Municipal Code Section 11.08.135, the applicant/owner would be expected to construct half-street improvements including curb, gutter, planter strip, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.</p>	Traffic Division	Open
	<p>The provided geotechnical report is stamped "draft". Provide a final geotechnical report at the time of building permit application. The final report shall update any draft references to the 2018 IBC and instead base all design criteria and code citations on the Washington State building codes in effect on the date of permit application (currently the 2021 IBC).</p>	Building Division	Open

Condition Category	Condition	Department	Condition Status
	Site Plan - Engineer's stamp must be signed by the engineer of record. All "Preliminary" and "Not for Construction" stamps on the site plan must be removed from the sheet prior to Building Permit Application submittal.	Building Division	Open
Submit With Civil Permit Application	Refer to complete Pre-Application set of notes prior to civil submittal.	Development & Permitting Services	Open
Submit With Civil Permit Application	Incorporate results of forthcoming downstream capacity analysis for city sewer basin 8 into sewer design for civil permit submittal if relevant. Results of analysis expected by early March.	Development & Permitting Services	Open
Submit With Civil Permit Application	<p>Items to be resolved during Civil Permit Review:</p> <p>The bus stop improvements, as specified by Pierce Transit NOA comments, will be installed concurrent with the civil improvements associated with the West Pioneer and 3rd Street frontage improvements and shall be shown on the future civil plans</p> <p>During civil review, City staff shall review street tree placement, monument signage, fences, etc. to ensure required sight distance requirements are met.</p> <p>At the time of civil permit review provide a separate street lighting plan and pavement striping plan (channelization) sheet for the City to review.</p> <p>Streetlight design shall provide the following: Provide details on how streetlights will be powered Location of conduit runs Wiring Schedule -Conduit size and type for each raceway -Conductors details Pole schedule -STA & offset for each luminaire</p>	Traffic Division	Open

Condition Category	Condition	Department	Condition Status
	<p>Show location of junction boxes</p> <p>Per Exhibit B of the approved development agreement, on the south side of the project (3rd St SW & 4th Ave SW intersection), the applicant will need to modify the STOP sign location so it is visible for southbound approaching traffic. To protect the sign from being hit, they would need to protect with raised curb (preferably with a bulb-out). The scope of this design will be determined during Civil permit review.</p> <p>The City will require the proposed 30ft x 8ft loading zone (as required per the approved DA) to be shifted farther west to improve sight distance for northbound vehicles looking west. This modification will also help maintain eastbound visibility of the rapid flashing beacons (at 3rd St SW & W Pioneer). The existing on-street parking restriction will remain along the W Pioneer frontage.</p> <p>On-street parking modifications on the south side of W Pioneer (east of 3rd St SW) may be necessary to accommodate improved sight lines for northbound vehicles entering W Pioneer. Additionally, this parking modification will allow the relocation of the existing Pierce Transit Bus Stop (#3419) farther east. The scope of this on-street parking modification (W Pioneer, east of 3rd St SW) will be determined during Civil permit review.</p> <p>The City may require directional ADA ramp design (east/west) at this location. Pedestrians crossing W Pioneer should be directed to use the marked crosswalk w/RRFBs on the east leg of the intersection. May be necessary to include signage the restricts north/south pedestrian movements on the west leg of the intersection.</p>		

Condition Category	Condition	Department	Condition Status
	<p>The scope of this modification will be determined during Civil permit review.</p> <p>City would prefer this access is larger to safely accommodate simultaneous ingress/egress. The scope of this modification can be determined during Civil permit review.</p> <p>During Civil review, provide an AutoTurn analysis showing largest anticipated design vehicle (garbage truck?)</p> <p>Clearance modifications may be necessary within planter strips to accommodate increased vehicle overhang from angled parking. Currently, the planter strip contains signage, street trees, streetlights, etc. The scope of any modification can be determined during Civil permit review.</p>		
Submit With Civil Permit Application	<p>The sewer main in Pioneer Ave between 3rd St SW and 5th St SW is to be replaced in a joint effort between the city and the developer. The proposed new sewer mains shall be shown on the civil plans in order to review the proposed connections to the main in the as built condition. The applicant shall design and construct the entire run of new sewer main to city standards and shall be reimbursed for a portion to be determined according to an as of yet to be negotiated agreement between the developer and the city. Additionally, with the installation of a new main the existing stub on Pioneer will need to be reconnected or replaced. Show this new connection (and associated work) to the proposed new main on the civil plans instead of the connection to the existing 6 inch clean out.</p>	Development & Permitting Services	Open

Sincerely,

Chris Beale
Senior Planner
(253) 841-5418
CBeale@PuyallupWA.gov