



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

April 13, 2026

Nathan L Miller
 1645 NW Hoyt
 Portland, OR 97209

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	PLPSP20250082
PROJECT NAME	UPMU-Bell Place
PERMIT TYPE	Preliminary Site Plan
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)	PLPRE20250058 PLDDG20250083 PRMU20260421 PRCCP20260425
APPLICATION DATE	December 12, 2025
APPLICATION COMPLETE DATE	December 12, 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	Stan Kinnear		SKinnear@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	In order to acheive the proposed build out a lot consolidation of all 3 parcels is required.	Development & Permitting Services	Open
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	Traffic Division	Open

Condition Category	Condition	Department	Condition Status
	<p>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</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, 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> <p>Existing NO PARKING restrictions on W Pioneer will remain.</p> <p>Remaining W Meeker on-street parking area will maintain existing 4HR parking restriction.</p>		
Submit With Civil Permit Application	Refer to complete Pre-Application and Preliminary Site Plan sets 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	Resolved
Submit With Civil Permit Application	Stand alone Operations and Maintenance Manual required with civil submittal. Include a brief description of the project and all applicable BMP maintenance tables. Use the city's pre-formatted BMP tables and Inspection Report	Development & Permitting Services	Open

Condition Category	Condition	Department	Condition Status
	<p>found here: https://www.puyallupwa.gov/2157/Operations-and-Maintenance Operations and Maintenance Manual shall be attached to and recorded with SWA (Storm Water Agreement) as part of the close out procedure.</p>		
Submit With Civil Permit Application	<p>To be addressed during Civil Review:</p> <p>Civil plans to address ADA ramps being shown on private property.</p> <p>Civil plans to show non-motorized improvements along W Meeker (pedestrian connectivity between 5th St SW).</p> <p>Provide detailed sight distance analysis at driveway location & W Pioneer/4th St SW & W Meeker/4th St SW per City standards. Identify any obstructions.</p> <p>Please reference City engineering standards for entering sight distance requirements (table 100-2 Roadway Geometric Design Criteria). Assume 14.5ft setback from the edge of road.</p> <p>Provided details on proposed on-street parking locations along frontage.</p> <p>To safely accommodate additional vehicle trips at W Meeker/5th St SW, show minor restriping of 5th St SW & W Meeker to allow a center TWLTL or SBL turn pocket. This will allow safer and more efficient ingress/egress. Additional coordination needed with applicant's traffic engineer.</p> <p>Prior to Civil submittal, Please coordinate with City staff regarding the preferred location and scope of Pierce Transit bus STOP improvements at the West Pioneer and 5th St SW. Puyallup is currently coordinating with Pierce Transit</p>	Traffic Division	Open

Condition Category	Condition	Department	Condition Status
	<p>City standards require 30ft wide commercial driveway (measure width at the throat, not wings). Current proposal showing a 20ft wide access to the proposed parking garage. Please coordinate with City staff prior to Civil submittal to discuss a workable solution for driveway width.</p> <p>At the time of civil permit review provide a separate street lighting plan sheet for the City to review.</p> <p>Streetlight design shall provide the following:</p> <ul style="list-style-type: none"> i. Provide details on how streetlights will be powered. ii. Location of conduit runs. iii. Wiring Schedule <ul style="list-style-type: none"> 1. Conduit size and type for each raceway 2. Conductors details iv. Pole schedule <ul style="list-style-type: none"> 1. STA & offset for each luminaire v. Show location of junction boxes 		
Submit With Civil Permit Application	<p>STORM - address during civil review.</p> <ul style="list-style-type: none"> 1. City of Puyallup design standards 204.3 (4) - Public stormwater pipe shall be minimum 12 inch diameter. Private stormwater pipe shall be 12 inch diameter for mains and 8 inch diameter for laterals. 2. City of Puyallup design standards 204.2(3) stipulate that for projects considering direct discharge to the Puyallup River, conveyance capacity shall be determined by the 25 year storm and the corresponding river elevations at the specific river outfall. These elevations shall be incorporated into the analysis. 	Development & Permitting Services	Open
Submit With Civil Permit Application	<p>WATER - address during civil review</p> <ul style="list-style-type: none"> 1. See Detail 03.05.01 for fire hydrant requirements. The maximum hydrant run for 6 inch pipe is 20 feet. Any proposed hydrant run 	Development & Permitting Services	Open

Condition Category	Condition	Department	Condition Status
	<p>exceeding 20 feet in length shall be sized using a hydraulic flow model.</p> <p>2. Submit details for 4 inch water service vault. See Detail 03.03.03. Also, meter vault does not appear to fit in planting bed.</p> <p>3. RPBA vault is proposed to be immediately adjacent to building foundation. Provide structural analysis including zone of influence and lateral pressures of the building.</p>		

Sincerely,

Chris Beale
Senior Planner
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CBeale@PuyallupWA.gov