



CITY OF PUYALLUP

Development & Permitting Services

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March 23, 2021

City of Puyallup
Public Works - Engineering
333 S Meridian
Puyallup, WA 98506
E-MAIL: DYoung@PuyallupWA.gov

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	P-21-0003 & 0004
PROJECT NAME	N. LEVEE PUMP STATION REPLACEMENT
PERMIT TYPE	SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT & LANDUSE VARIANCE
PROJECT DESCRIPTION	UPGRADES TO EXISTING PUMP STATION & ACCESS IMPROVEMENTS ~ NORTH LEVEE ROAD PUMP STATION & FENCE HEIGHT VARIANCE
SITE ADDRESS AND PARCEL #	117 N LEVEE RD 0420214064
ASSOCIATED LAND USE PERMIT(S)	
APPLICATION DATE	January 11, 2021
APPLICATION COMPLETE DATE	January 21, 2021
PROJECT STATUS	Final Development Review Team (DRT) letter. 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 the scheduled public hearing on the project.
APPROVAL EXPIRATION	Project is still pending approval; the subject application is subject to review and approval by the Hearing Examiner.
CONDITIONS	See below for conditions. The project shall comply with all applicable provisions of the Municipal Code. Identified below are some of the conditions that will be forwarded to the Hearing Examiner for consideration as part of final approval.

HOW TO USE THIS LETTER

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

The **"Action Items"** 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.

ACTION ITEMS

PLANNING - Rachael Brown (253) 770-3363 rnbrown@puyallupWA.gov

No actions requiring a resubmittal under this permit application at this time; conditions are shown below. Conditions may affect final plan submittal documents, please review and contact staff if you have questions.

ENGINEERING - Joseph Berkey (253) 435-3616 jberkey@puyallupWA.gov

No actions requiring a resubmittal under this permit application at this time; conditions are shown below. Conditions may affect final plan submittal documents, please review and contact staff if you have questions.

TRAFFIC – Bryan Roberts (253) 841-5542 broberts@puyallupWA.gov

No actions requiring a resubmittal under this permit application at this time; conditions are shown below. Conditions may affect final plan submittal documents, please review and contact staff if you have questions.

FIRE PREVENTION – David Drake (253) 864-4171 ddrake@puyallupWA.gov

No actions requiring a resubmittal under this permit application at this time; conditions are shown below. Conditions may affect final plan submittal documents, please review and contact staff if you have questions.

BUILDING – Janelle Montgomery (253) 770-3328 JMontgomery@puyallupwa.gov

No actions requiring a resubmittal under this permit application at this time; conditions are shown below. Conditions may affect final plan submittal documents, please review and contact staff if you have questions.

CONDITIONS

The following are conditions of approval. All future civil and/or building permit submittals shall comply with the following conditions.

PLANNING - Rachael Brown (253) 770-3363 rnbrown@puyallupWA.gov

1. For all development activities that involve excavation, regardless of exemption from permit requirements outlined in PMC 21.14.190, in the event that suspected historic or cultural artifacts, or objects of suspected archaeological value are discovered during site excavation, grading or other form of site development/construction, all work on site shall immediately stop and the property owner/developer shall notify the City, the State Department of Archaeology and Historic Preservation (DAHP), the Puyallup Tribe of Indians, and the Muckleshoot Indian Tribe. In such cases, the developer and/or property owner shall be required to provide for a site inspection and evaluation by a professional archaeologist or historic preservation professional, as applicable, in coordination with the state and/or affected Tribal governments.
2. Landscaping shall consist of native trees and shrubs

ENGINEERING - Joseph Berkey (253) 435-3616 jberkey@puyallupWA.gov

3. No Engineering conditions

TRAFFIC – Bryan Roberts (253) 841-5542 broberts@puyallupWA.gov

4. If proposed building improvements exceed \$150,000 then half-street improvements are required per PMC 11.08.030

FIRE PREVENTION – David Drake (253) 864-4171 ddrake@puyallupWA.gov

5. No Fire conditions

BUILDING – Janelle Montgomery (253) 770-3328 jmontgomery@puyallupwa.gov

1. Plans will need to be per the 2018 Codes adopted February 1, 2021.
 2. Fence permit is required per building code, proposed fence will be included in this permit and require review as exceeds 7 feet.
 3. Separate electrical permit is required with Washington State Department of Labor & Industries.
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Sincerely,

Rachael Brown
Assistant Planner
(253) 770-3363
rnbrown@puyallupWA.gov