



February 5, 2026

City of Puyallup
Building Division
333 S. Meridian
Puyallup, WA 98371

RE: Response to Comments Letter for Permit Application PRCCP20251408

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated January 21, 2026. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

Engineering Civil Review, Jamie Carter

Comment 1:

- No chargers here. [CIVIL PLANS ; 2025\PRCCP20251408\CivilPlans WM EV 2403 PUYALLUP OTP_2025_11_13.pdf; pg. 9]
- Should parking stall lines be yellow? [CIVIL PLANS ; 2025\PRCCP20251408\CivilPlans WM EV 2403 PUYALLUP OTP_2025_11_13.pdf; pg. 9]
- Which notes are these? [CIVIL PLANS ; 2025\PRCCP20251408\CivilPlans WM EV 2403 PUYALLUP OTP_2025_11_13.pdf; pg. 16]

Response 1:

- **These are improvements to the Garden Center ADA parking cluster, there will be no chargers for these spaces. See revised Site Plan C3.0 with revised keynotes for added clarity.**
- **Yellow parking stall lines are a Walmart standard and will match existing striping on site.**
- **These keynotes correspond to the conduit wire schedule IDs associated with Detail 2 on Sheet E2.0. Sheet E1.0 legend has been revised with keynote information for better clarification.**

Planning Review, Jillian Hulse-Lew

Comment 2: p

- Please update the CIVIL PLANS set (including the proposed landscaping and EV parking locations) to match what is included in the Tenant Improvement Permit PRCTI20251350.

See CIVIL PLANS, sheet 9 of 28. [CIVIL PLANS ; 2025\PRCCP20251408\CivilPlans WM EV 2403 PUYALLUP OTP_2025_11_13.pdf; pg. 9]

- Please refer to Section 10.1 A (page 16-19) of the Vegetation Management Standards (VMS) to determine the required distance of the Critical Root Protection Zone (CRPZ). The tree

protection distance for the identified trees within the Erosion & Sediment Control Plan (sheet 12 of 28 of the CIVIL PLANS) must reflect this calculated distance.

Additionally, please replace the tree protection detail identified on sheet 13 of the CIVIL PLANS with the City of Puyallup's Tree Protection Fencing detail. Please note that the City of Puyallup requires a minimum height of 6 feet for tree protection fencing.

Tree Protection Fencing detail:

<https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwj2iYWZ1o6SAxVGADQIHbQbJyMQFnoECBYQAQ&url=https%3A%2F%2Fpermits.puyallupwa.gov%2FPortal%2FPermit%2FGetFile%2F58599&usq=AOvVaw0GsTD17oH3P0Az2UeNsgsC&opi=89978449>

See CIVIL PLANS, sheet 12 of 28. [CIVIL PLANS ; 2025\PRCCP20251408\CivilPlans WM EV 2403 PUYALLUP OTP_2025_11_13.pdf; pg. 12]

- The identified internal landscaping must comply with VMS Type IV Landscaping Design Standards. Please refer the standards identified in Type IV Design Standards (A) - (N), page 42 - 45. See CIVIL PLANS, sheet 26 of 28.

Please refer to the Type IV 14.4 Type IV landscaping design standards (Sections A - N, page 42 - 45):

<https://www.puyallupwa.gov/DocumentCenter/View/1133/Vegetation-Management-Standards-VMS-Manual>

Type IV Design Standards

A. No more than eight (8) parking spaces shall be placed consecutively without a landscaping island.

(1) All perimeter landscape islands shall be a minimum of 12' wide with a minimum depth of each landscape island to match the abutting stall depth. Each perimeter island shall include a minimum of one (1) tree selected from the Class III or Class IV Street tree list shown in section 12.9 or 12.10.

(2) All internal landscape islands shall be a minimum of 15' in width with a minimum depth of each landscape island to match the abutting stall depth. Each internal island shall include a minimum of two (2) trees selected from the Class III or Class IV street tree list shown in section 12.9 or 12.10.; fifty percent (50%) of trees in internal islands shall be Class III or Class IV evergreen conifers.

(3) 'Head-to-head' parking stalls and internal landscape islands shall be separated by a 'connector landscaping strip' a minimum of 6' in width (see image). The 6' connector strip shall include a tree every 20', selected from the Class II (narrow)street tree list (see section 12.8). All 'head-to-head' parking stalls internal to a parking lot shall have internal island 'end caps' to

separate the parking stalls from abutting drive aisles. These 'end cap' islands shall follow the requirements for internal islands (size, dimensions, required landscaping, etc.).

(4) Option to reduce landscape island dimensions:

i. Type IV landscape islands may be reduced in width if an equal dimension of the reduced landscaping island is replaced with under pavement soil cells. In no event shall a landscape island be reduced to less than eight (8) feet in width.

ii. Structural plant soils – often called “CU-structural soil”, or equivalent - may be provided in lieu of structural soil cells so long as the volume of structural plant soils provided is 1.5X the soil volume that would otherwise be provided in structural soil cells as required by this option to reduce design option. The project landscape architect shall provide a cross section detail of installation of all structural plant soils, including geotechnical interface with adjacent under pavement soils.

B. All parking lot island planter area dimensional requirements are exclusive of extruded curbing bordering the planting area. For example, a perimeter landscape island required at 12' in width relates to the required open soil planter area – exterior curbing would add additional dimensions to the island.

C. Landscaping islands apply to all striped parking and storage areas, including heavy truck trailer parking. For large, paved areas which trigger parking lot landscaping under PMC 20.58.005, but may not contain vehicle striping for vehicle parking, staff will use reasonable discretion and flexibility in site designing to allow larger consolidated/ grouped islands to spread out evenly through the paved areas, ensuring landscaping meets the intent of the type IV design standards and meets the minimum landscape requirements in PMC 0.58.005. D. Underground utilities shall not be designed to cross below any perimeter or internal island in a manner which would prohibit or off-set the required tree planting(s); crossings of underground utility lines through connector landscaping strips shall be minimized to angled or perpendicular crossings and shall not follow the path of the landscaping strip. Such utility crossings shall also be offset as to avoid displacing required trees.

E. Internal parking lot lighting poles and fixtures shall be located to minimize future conflicts with parking lot trees – parking lot lights shall be placed 10' from any parking lot tree required under the type IV standard.

F. Other aboveground civil utilities (e.g., fire department connections, hydrants, etc.) shall only be placed into parking lot islands when required for life-safety purposes. Case planner shall consult with Fire Code Official and Building Division prior to allowing hydrants in locations which would otherwise eliminate trees from parking lot landscape islands.

G. No parking space shall be placed further than 50 feet from a tree.

H. All parking spaces facing each other (e.g., 'head-to-head') shall be designed with a wheel stop to prevent damage to trees and vegetation within the 6' connector strip. The overhang area shall be

landscaped with appropriate ground covers. All trees shall be planted a minimum of 2.5' from inside edge of all wheel stops or parking curbs.

I. All landscaping strips and islands internal to the site's paved areas/parking lots shall be designed and installed using a minimum of 1.5' (18") of topsoil depth; Subsoils below the topsoil layer shall be scarified at least 6 inches with some incorporation of the upper material to avoid stratified layers.

J. All internal landscape islands and connector strips shall include a double row (horizontally) of structural soil cells – often called “Silva Cells”, or equivalent - along the perimeter of all internal islands in parking stall areas only (under the pavement directly abutting the outer edge of the landscape island) to provide additional soil volume for tree growth. The landscape architect shall provide manufacturer's installation details for internal parking lot landscaping soil installation, including required structural soil cells, on the final landscape plan set. See section 8.2 for soil quality standards.

K. All landscaping islands and connector strips shall be designed using either evergreen and deciduous shrub masses spacing at tight on-center intervals (designed to provide 90 percent coverage in 3 years) that will prevent foot traffic and associated soil compaction into these landscaping areas.

L. An 18” striped buffer area between the edge of the parking stall and any internal or perimeter landscaping island curbing shall be provided to allow for adequate door swing area. All parking stalls abutting landscape islands shall be the standard stall width dimensions (see PMC 20.55.035).

M. Designed walk-thru pathways (minimum of 2 walk-through paths, 5' in width between each internal island through the connector landscaping strips shall be integrated into landscaping design to allow for designated access points for foot traffic. These walk-thru pathways are intended to be designed as a surface walkway through the landscaping area. Shrub species selection shall reflect the use of plant materials that will create a barrier to foot traffic as to channel pedestrians through designated walk-through zones. If the walk-thru pathways are designed to create a break in the continuous landscape connector strip, the pavement under the walk-thru zone shall connect the landscape strip via the use of structural soil cells, as to achieve to the intent of continuous, connected landscaping throughout the parking lot.

N. Irrigation shall be provided in all landscape islands. [CIVIL PLANS ; 2025\PRCCP20251408\CivilPlans WM EV 2403 PUYALLUP OTP_2025_11_13.pdf; pg. 26]

- Please replace the equivalent details on sheet 28 of 28 of the CIVIL PLANS with the following details:
- Root barrier detail: https://www.puyallupwa.gov/DocumentCenter/View/5282/010203_root-barrier-detail?bidId=-
- Street Tree Planting in Planting Strip detail: https://www.puyallupwa.gov/DocumentCenter/View/5286/010207_street-tree-planting-in-planting-strip?bidId=-
- Soil Amendment detail: https://www.puyallupwa.gov/DocumentCenter/View/5288/010208a_soil-amendment-and-

- [depth?bidId=See](#) "CIVIL PLANS", sheet 28 of 28. [CIVIL PLANS ; 2025\PRCCP20251408\CivilPlans WM EV 2403 PUYALLUP OTP_2025_11_13.pdf; pg. 28]
- Please refer to PMC 20.52.015 (4) (b & e), Design Principles, for Design Review parking facilities standards:

(4) Parking Facilities. Parking, loading and service areas shall be designed and located so as to minimize their visual presence in the center, present an attractive facade to neighboring uses, minimize the impact of expansive parking areas along pedestrian-oriented streets and active use areas.

b) Parking and loading facilities shall be designed and located to enhance pedestrian safety through the use of pedestrian walkways delineated by distinctive pavements.

e) Internal parking lot landscape islands shall be designed to maximize tree canopy coverage growth to mitigate the urban heat island effect and reduce the visual impacts of surface parking lots. See the city's vegetation management standards manual (VMS), Type IV standards, for further design details. The goal is to achieve large, functional canopy in parking areas. [Comment Correction; ; pg. N/A]

Response 2:

2.1) See revised plans for the updated site layout that includes proposed landscaping in accordance with VMS Manual, TYPE IV standards, for the area of proposed improvements. Two horizontal rows of Silva Cells within the internal landscaping connector strips and end cap islands are proposed. Revised landscape details include Silva Cell manufacturer details. Per coordination with City of Puyallup Engineering, Silva Cells and trees are prohibited within the existing sanitary sewer easement and therefore are not proposed within the existing sanitary easement. Additionally, coordination has occurred with Fruitland Mutual Water Company to confirm Silva Cells are permitted within their existing water easement. Correspondence with City of Puyallup and Fruitland Mutual Water Company regarding easements are provided at the end of this Response to Comments Letter.

2.2) The adjacent existing trees' Critical Root Protection Zones (CRPZ) have been determined per the VMS standards. Please see the Existing Tree Preservation Exhibit, provided separately, for CRPZ calculations that determined the existing trees' CRPZ areas and how they are successfully preserved. Please see revised sheet C5.0 showing the updated tree protection fencing limits per the Existing Tree Preservation Exhibit. Additionally, the tree protection fencing detail on sheet C6.0 has been replaced with the City of Puyallup standard detail.

3.3) Landscaping details have been revised and replaced with the provided City of Puyallup standard details, see revised sheet L5.1.

Conditions (Open Status)

Condition 1: Please contact the DPS Support Specialist, Robin Loewen at RLOEWEN@PUYALLUPWA.GOV to request a pre-construction meeting prior to starting site work.

Condition 1 Response: Noted. It will be coordinated with general contractor to contact and request a pre-construction meeting prior to starting site work.

Condition 2: A Performance Bond must be received by the City of Puyallup prior to permit issuance. The Performance Bond shall be 150% of the estimated cost of work in the ROW per the approved cost estimate received prior to plan approval (attached in CityView Portal under Documents & Images section). See <https://www.cityofpuyallup.org/DocumentCenter/View/16622/Performance-Bond-51122-appvd-by-Legal> for more information

Condition 2 Response: Please see revised plans. No work is proposed in the right-of-way and therefore a performance bond is not required.

Condition 3: Email a signed Inadvertent Discovery Plan to RLOEWEN@PUYALLUPWA.GOV.

Condition 3 Response: Noted. The Inadvertent Discovery Plan will be completed, signed, and sent once a general contractor has been assigned to the project.

Condition 4: Overtime Inspection Fees / Main Shutdown Fees form is to be received prior to permit issuance. Signing this form is acknowledgement that there may be billed overtime inspection fees per the current fee schedule and that whenever the City Water Division staff is required to perform a mainline shutdown the fees shall be billed at \$134.00 per event plus \$10.00 per tag. Instances when a shutdown is performed outside regular working hour's additional overtime fees will be billed at the current overtime billing rate (3 hour minimum call out time).

Condition 4 Response: Not Applicable as there are no proposed, or anticipated, improvements to the water mainline.

Condition 5: Certificate of Insurance/CG2012 must be received prior to issuance.

Condition 5 Response: Noted. The Certificate of Insurance/CG2012 will be completed once a general contractor is assigned to the project.

Condition 6: A Clear, Fill and, Grade Bond must be received by the City of Puyallup prior to permit issuance. The amount of the bond shall not be less than the total estimated construction cost of the interim and permanent erosion and sediment control measures per the approved cost estimate received prior to plan approval. See <https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal> for more information.

Condition 6 Response: Not Applicable. No work is being proposed in the public right-of-way and therefore a Clear, Fill, and Grade Bond is not required. See revised plans.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (425) 400-3771 or braden.collingwood@kimley-horn.com should you have any questions or additional comments.

Sincerely,

Braden Collingwood

Civil Analyst

Collingwood, Braden

From: Jillian Hulse-Lew <JHulseLew@PuyallupWA.gov>
Sent: Tuesday, February 3, 2026 11:49 AM
To: Collingwood, Braden; Leonard, Talia; Evans, Scott; Poeng, Gary
Cc: Jamie Carter; Josh Grbich; Yianni Charitou
Subject: RE: Silva Cells - Walmart EV Charging

Hi Braden,

Planning would accept excluding structural soil cells and trees from the area impacted by the easement. However, you will still need to keep the landscaping island and incorporate shrubbery in place of the tree.

Please let me know if you have any questions.

Sincerely,
Jillian Hulse-Lew (she/her)
Assistant Planner | City of Puyallup
(253) 770-3330
JHulseLew@PuyallupWA.gov

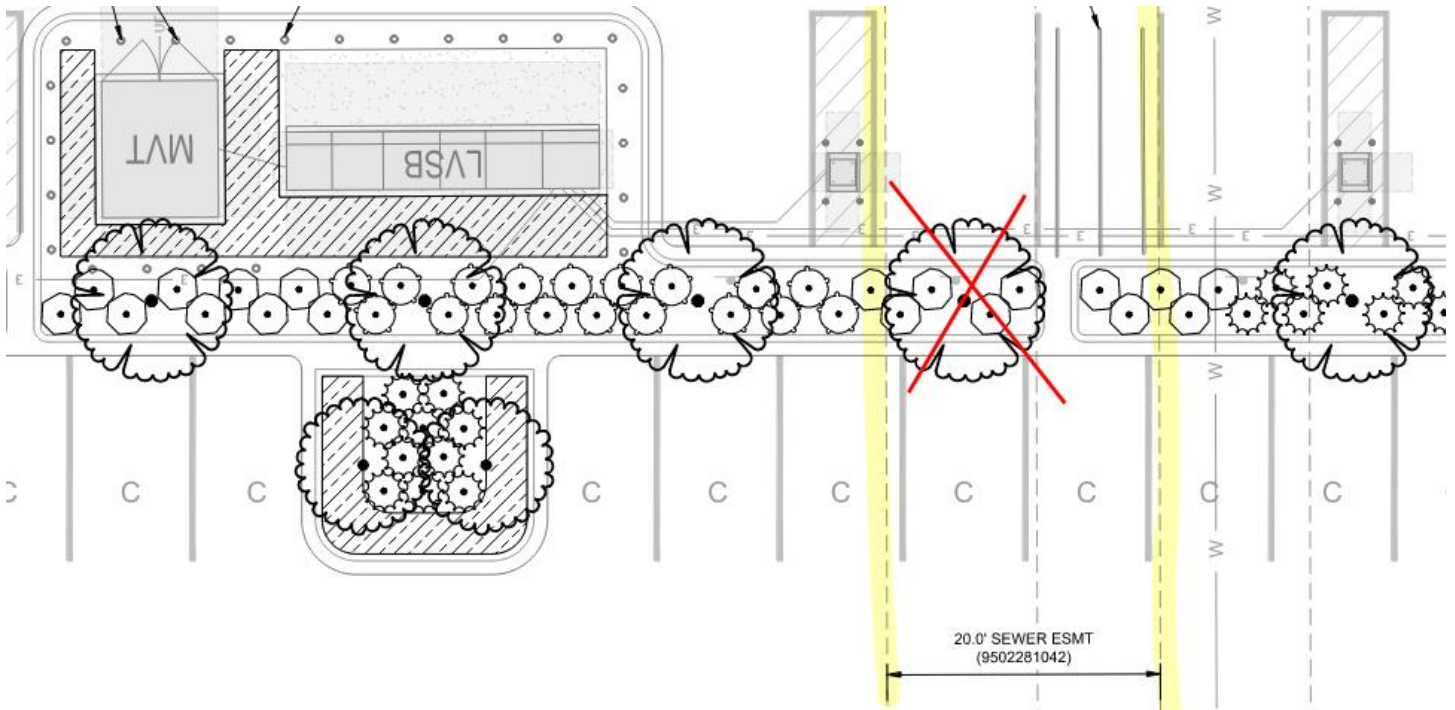
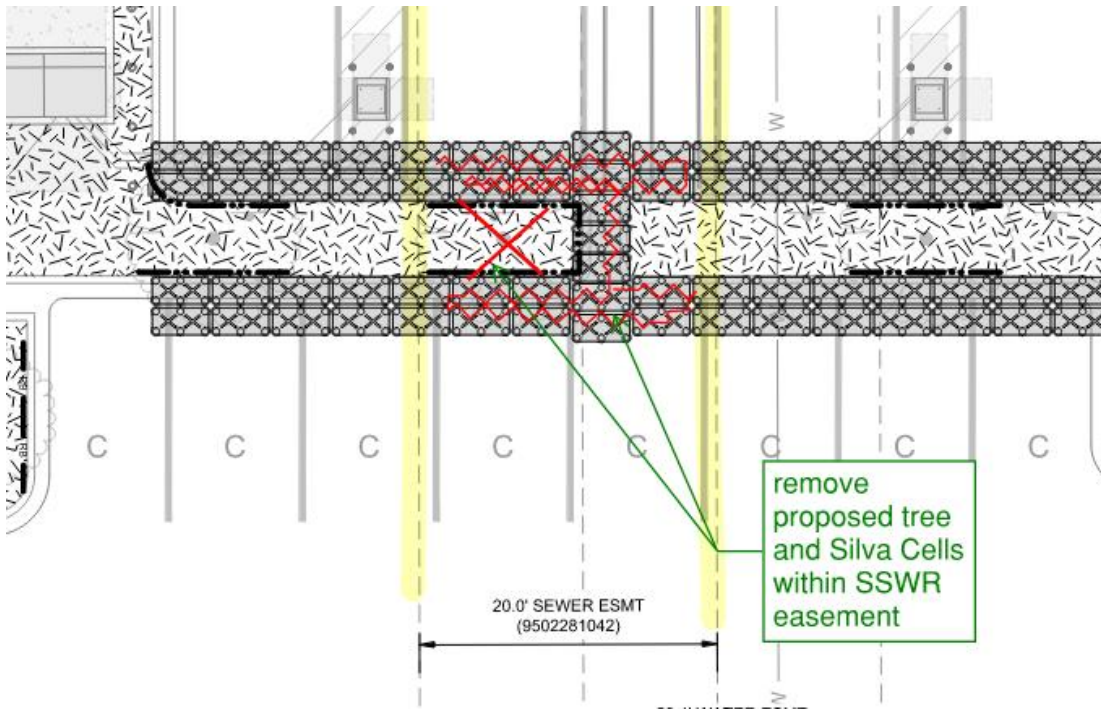
From: Collingwood, Braden <Braden.Collingwood@kimley-horn.com>
Sent: Tuesday, February 3, 2026 10:48 AM
To: Jamie Carter <jcarter@puyallupwa.gov>; Jillian Hulse-Lew <JHulseLew@PuyallupWA.gov>
Cc: Josh Grbich <JGrbich@PuyallupWA.gov>; Yianni Charitou <YCharitou@puyallupwa.gov>; Leonard, Talia <Talia.Leonard@kimley-horn.com>; Evans, Scott <Scott.Evans@kimley-horn.com>; Poeng, Gary <Gary.Poeng@kimley-horn.com>
Subject: RE: Silva Cells - Walmart EV Charging

CAUTION: This is an External Email. Do not click links or open attachments unless you are expecting them.

Hello Jamie,

Thank you very much for your response and shared information. We will make sure to keep proposed trees and silva cells out of the sewer easement.

[@Jillian Hulse-Lew](#), can you confirm that you would accept not having trees and silva cells in that area since the engineering department prohibits it? Snips below for reference. Note, we have coordinated and got confirmation with Fruitland Mutual Water Company regarding silva cells in their easement. Let me know if you have any questions.



Thanks,

Braden Collingwood

Kimley-Horn | 1201 3rd Avenue, Suite 2800, Seattle, WA 98101

Direct: 425 400 3771 | Main: 206 607 2600

From: Jamie Carter <jcarter@puyallupwa.gov>

Sent: Tuesday, February 3, 2026 10:08 AM

To: Collingwood, Braden <Braden.Collingwood@kimley-horn.com>; Jillian Hulse-Lew <JHulseLew@PuyallupWA.gov>

Cc: Josh Grbich <JGrbich@PuyallupWA.gov>; Yianni Charitou <YCharitou@puyallupwa.gov>
Subject: Silva Cells - Walmart EV Charging

You don't often get email from jcarter@puyallupwa.gov. [Learn why this is important](#)

Hello,

There are a few things that come into play here.

There is a lot of history with this easement and the sewer in this area, but in order to answer your immediate question, the trees and the silva cells should not be in the easement. Yes, landscape is allowed in easements, but tree roots are a huge problem for sewer and the silva cell is in itself a structure.

There is a pipe down there, but the plans do not show it. This isn't surprising as it is not shown in our GIS either.

So, the question becomes, is there a way of satisfying planning's increased request for landscape without impacting the easement?

Sincerely,

Mr. Jamie Carter, PE
City of Puyallup | Development Review
253-435-3616
JCarter@puyallupwa.gov

To apply for a permit, click here to access the [City's Permit Portal](#). Or scan this QR code with your phone to learn more.



Collingwood, Braden

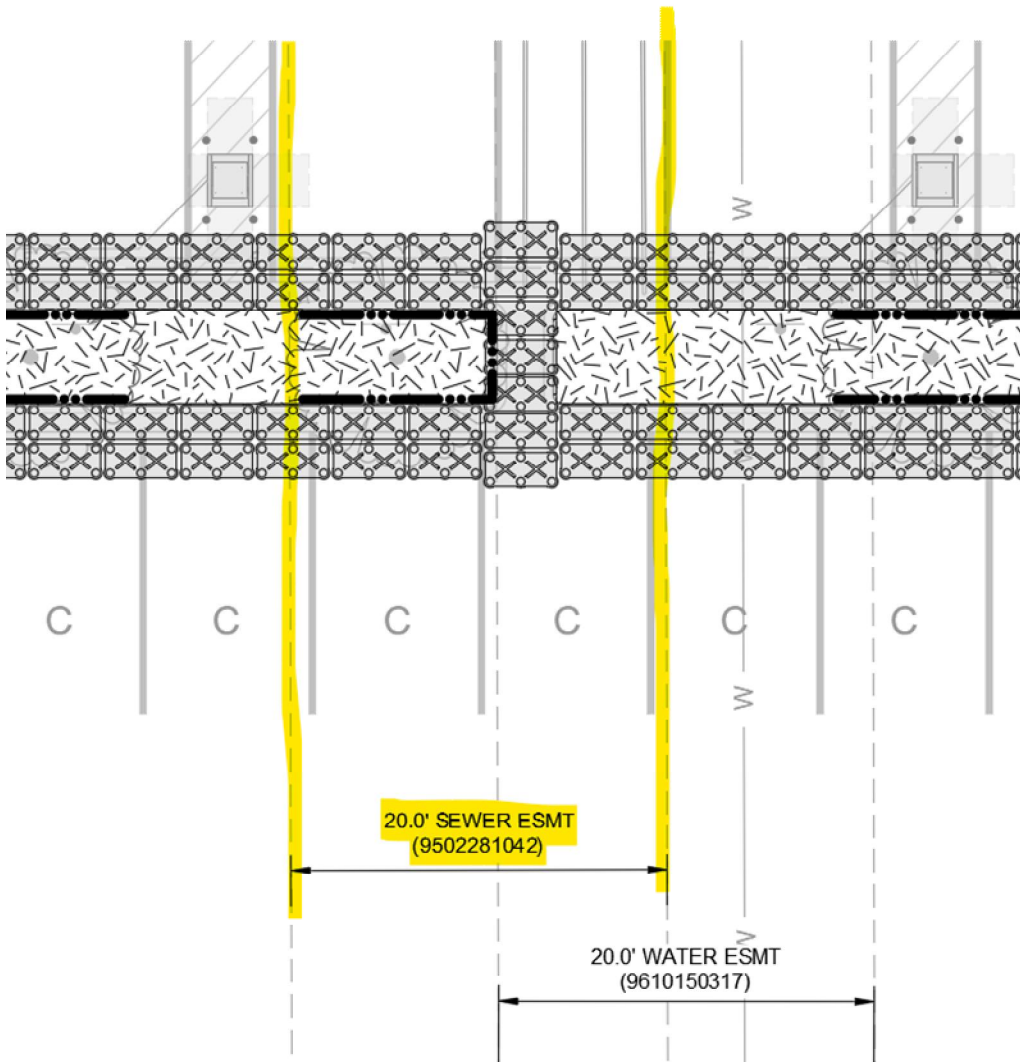
From: Collingwood, Braden
Sent: Friday, January 30, 2026 10:35 AM
To: 'Yianni Charitou'
Cc: Leonard, Talia; Suk, Paige
Subject: RE: PRCTI20251350 - WMEV 2403 Puyallup

Hello Yianni,

The Puyallup Walmart EV project has received Civil and Building permit review comments to install Silva Cells within the new parking internal connector strip landscape islands. The silva cell system is an underground grid that helps maintain the tree roots from impacting utilities and pavement (see image below).

Can you please confirm that the silva cell system is permitted to be installed within the existing 20' City of Puyallup sanitary sewer easement? Please feel free to reach out with any questions and I will be happy to assist you.





Thanks,

Braden Collingwood

Kimley-Horn | 1201 3rd Avenue, Suite 2800, Seattle, WA 98101

Direct: 425 400 3771 | Main: 206 607 2600

From: Yianni Charitou <YCharitou@puyallupwa.gov>

Sent: Wednesday, January 14, 2026 4:14 PM

To: Wall, Jessica <Jessica.Wall@kimley-horn.com>

Cc: Collingwood, Braden <Braden.Collingwood@kimley-horn.com>; Leonard, Talia <Talia.Leonard@kimley-horn.com>

Subject: RE: PRCTI20251350 - WMEV 2403 Puyallup

Thank you! I uploaded it to your last application submittal.

Sincerely,

Yianni Charitou

Engineering Technician IV

Collingwood, Braden

From: Ted Hardiman <ted@fruitlandwater.com>
Sent: Friday, January 30, 2026 11:03 AM
To: Collingwood, Braden
Cc: Suk, Paige; Leonard, Talia; Customer Service; Ashlynn Glassman; Ed
Subject: RE: WM 2403 Puyallup - Fruitland Easement Confirmation

You don't often get email from ted@fruitlandwater.com. [Learn why this is important](#)

No issues with that from the water company.
Ted

From: Collingwood, Braden <Braden.Collingwood@kimley-horn.com>
Sent: Friday, January 30, 2026 10:17 AM
To: Ted Hardiman <ted@fruitlandwater.com>
Cc: Suk, Paige <Paige.Suk@kimley-horn.com>; Leonard, Talia <Talia.Leonard@kimley-horn.com>; Customer Service <customerservice@fruitlandwater.com>; Ashlynn Glassman <ashlynn@fruitlandwater.com>; Ed <ed@fruitlandwater.com>
Subject: RE: WM 2403 Puyallup - Fruitland Easement Confirmation

Hello Ted,

Thank you for confirming the electrical conduit crossing and required separation. Additionally, we received review comments from the City of Puyallup to install Silva Cells within the new parking internal connector strip landscape islands. If you're not familiar with these, a silva cell system is an underground grid that helps maintain the tree roots from impacting utilities and pavement (see image below).

Can you please confirm that the silva cell system is permitted to be installed within the existing 20' Fruitland water easement as well? Please feel free to reach out with any questions you may have and I'll be happy to assist you.



Thanks,

Braden Collingwood

Kimley-Horn | 1201 3rd Avenue, Suite 2800, Seattle, WA 98101

Direct: 425 400 3771 | Main: 206 607 2600

From: Ted Hardiman <ted@fruitlandwater.com>

Sent: Tuesday, January 6, 2026 4:29 PM

To: Suk, Paige <Paige.Suk@kimley-horn.com>

Cc: Leonard, Talia <Talia.Leonard@kimley-horn.com>; Collingwood, Braden <Braden.Collingwood@kimley-horn.com>; Customer Service <customerservice@fruitlandwater.com>; Ashlynn Glassman <ashlynn@fruitlandwater.com>; Ed <ed@fruitlandwater.com>

Subject: RE: WM 2403 Puyallup - Fruitland Easement Confirmation

Some people who received this message don't often get email from ted@fruitlandwater.com. [Learn why this is important](#)

All,

It is ok to cross our easement and our water main. Fruitland does want a foot of separation either over or under and no direct bury power lines. Our mains in that area are ductile iron and we don't want to take any chances of lost current.

Thanks

Ted

From: Ashlynn Glassman <ashlynn@fruitlandwater.com>

Sent: Tuesday, December 30, 2025 8:48 AM

To: Ted Hardiman <ted@fruitlandwater.com>

Subject: FW: WM 2403 Puyallup - Fruitland Easement Confirmation

Can you answer this please?

Thank you,

Ashlynn Glassman
Office Manager
Fruitland Mutual Water Company
PO Box 73759
Puyallup, WA 98373
253.848.5519
Fruitlandwater.com

From: Suk, Paige <Paige.Suk@kimley-horn.com>

Sent: Monday, December 29, 2025 2:46 PM

To: Ashlynn Glassman <ashlynn@fruitlandwater.com>

Cc: Leonard, Talia <Talia.Leonard@kimley-horn.com>; Collingwood, Braden <Braden.Collingwood@kimley-horn.com>;

Customer Service <customerservice@fruitlandwater.com>

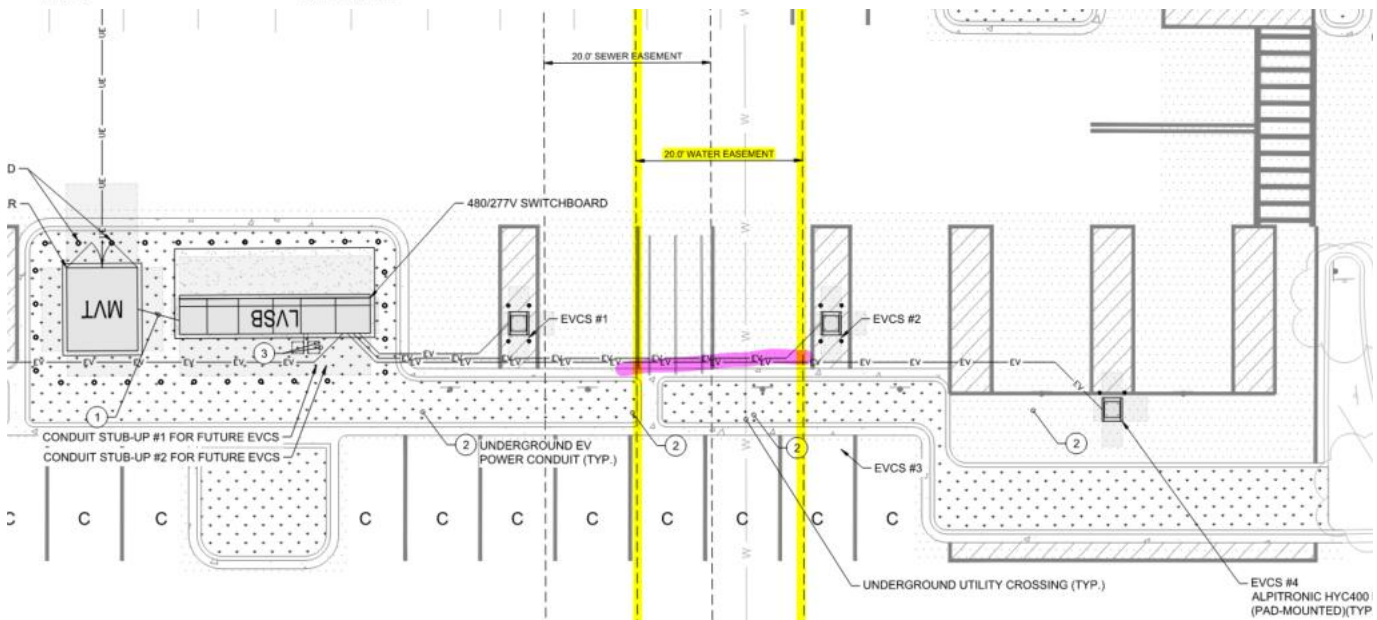
Subject: WM 2403 Puyallup - Fruitland Easement Confirmation

Hi Ashlynn,

I'm working on an Electric Vehicle Charging Station (EVCS) project for Walmart Store 2403 in Puyallup under building permit PRCTI20251350. The scope includes installing EV chargers and associated electrical equipment at the existing Walmart Supercenter to provide eight EV parking stalls.

Our plans show proposed electrical conduit crossing Fruitland Mutual Water Company's existing 20' waterline easement (9610150317). See snip below. Could you please confirm that installing the electrical conduit within this easement is permitted?

②0 EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION : 9610150317
IN FAVOR OF : FRUITLAND MUTUAL WATER COMPANY
FOR : WATER LINE



Please let me know if you have any questions or if you can direct me to the appropriate person for this inquiry.