City of Puyallup
Planning Division
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May 01, 2023

Stephanie Patterson
401 15TH AVE SE, MS: 401-R2-EXE
PUYALLUP, WA 98372

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLMP20230007
PROJECT NAME	Multicare Good Samaritan Master Plan
PERMIT TYPE	Master Plan
PROJECT DESCRIPTION	Attached Documents: 1. MGSH Master Plan Document2. Approval Criteria Narrative3. Critical Area ID Form4. Site Plan Review Form
SITE ADDRESS	401 15TH AVE SE, PUYALLUP, WA 98372;
PARCEL #	9810000014;
ASSOCIATED LAND USE PERMIT(S)	PLSSP20220161
APPLICATION DATE	January 13, 2023
APPLICATION COMPLETE DATE	February 07, 2023
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
CONDITIONS	**Active permit application, not approved;** 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. 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.

	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.

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 Review - Chris Beale; (253) 841-5418; CBeale@PuyallupWA.gov

- This zone is called RM-20, please correct reference [planning comment, master plan doc, page 14]
- Please describe how the houses are being used [planning comment, master plan doc, page 14]
- Briefly describe the relationship of the 2007 master plan with the 2003 master plan. This is a global comment throughout the document (anywhere the 2007 approval is mentioned) [planning comment, master plan doc, page 41]
- The FEIS will need to be an appendix to the final approved master plan [planning comment, master plan doc, page 41]
- Please provide a short description of what the Supply Tower would be it terms of interior space and uses. Is this all admin. offices to support in patient beds? Also, in other parts of this document its called the Central Support Tower - which is correct? [planning comment, master plan doc, page 43]
- Please provide a short description of the Dally Tower expansion in terms of interior space and uses [planning comment, master plan doc, page 44]
- Please specify the maximum height of the Dally Tower in numerical feet based on PMC measurements for commercial development structure height [planning comment, master plan doc, page 47]
- 7th is labeled as a bike lane corridor connection in the city's Active Transportation plan. It would seem more like 11 foot drive lanes with 5 foot bike lane and a 2 foot striped buffer (18 feet each way) would make the most sense [planning comment, master plan doc, page 56]
- Clarify how the additional expansions don't require parking. PMC would require parking for the support tower and Dally tower expansions if code were applied. [planning comment, master plan doc, page 64]
- 10 percent of 1,450 would equal 1,595 stalls. Please clarify how the 1,650 is determined [planning comment, master plan doc, page 65]
- Table III-I needs to be modified to demonstrate total parking stalls (existing + new) to demonstrate compliance with PMC 20.88.030 (1)(F), and what parking # will be tied to each building and/or phase. This is needed so the planner can verify the number of parking stalls needed to tie back to each building permit. Please also remove the term Up To and simplify this table with a max # of stalls. [planning comment, master plan doc, page 67]
- Is the net total parking needed for the entire campus at full build 1,494 plus 1,650, equaling 3,144? [planning comment, master plan doc, page 67]
- This section needs to define how the project new construction will (or is proposing to deviate from) the applicable design review code (PMC 20.26.300) [planning comment, master plan doc, page 46]
- Will need to update language once FEIS is complete [planning comment, master plan doc, page 80]
- Table III-A states 2043 full build date. Is the build horizon year 2043 (20 year master plan)? [planning comment, master plan doc, page 80]
- Please clarify that all setback yards will be landscaped. We will also want to review the Type IV parking lot landscaping requirements as they are substantially different than 2007 and will effect parking count due to design requirements for landscape islands. Surface lot on SE corner of 5th and 14th currently meets type IV standards [planning comment, master plan doc, page 80]

- Code contains heights based on elevations. Applicant should carefully review and consider going with an overall vertical height measurement from finished grade of each building. Staff recommends this approach. Staff anticipates modifying 20.43.020-2 to accommodate. [planning comment, master plan doc, page 80]
- Will the large open space plaza currently SE of the Dally Tower be replicated or replaced after the new patient care tower is installed? That plaza is a significant feature of the campus open space and its not clear if that will be replaced [planning comment, master plan doc, page 81]
- Will MultiCare meet existing MED code allowances for sign area and size or is there a proposal to exceed those standards [planning comment, master plan doc, page 77]
- Planning staff sent this section through Legal review. This comment will need to be corrected for accuracy of what vests under a Master Plan. Development regulations specifically adopted in PMC 20.43.020-1 that are different from base zoning will apply for the build out of the Master Plan. Further discussion with the applicant is necessary to clarify this statement for accuracy. [planning comment, master plan doc, page 85]

Building Review - Ray Cockerham; (253) 841-5585; RayC@PuyallupWA.gov

- Building permit reviews are subject to the applicable codes at the time of complete building permit application.
  Complete building permit submittals include applications, architectural, structural, mechanical, plumbing, energy code, and related submittals for constructability.

Fire Review - David Drake; (253) 864-4171; DDrake@PuyallupWA.gov

- 1. Based on a comment from Central Pierce Fire & Rescue, the Ambulance bays are inadequate to handle the current level of emergency vehicle traffic. Provide a larger ambulance bay considering the amount of more patients the hospital will be taking in and consider the population is rising. This is a concern for all responding agencies and will need to be code compliant for fire apparatus turning radiuses and angle of inclination.
  2. Consider in design, the Ed Lobby cannot encroach into fire lane. Fire lane should be a minimum of 26′ clear width for fire access. Fire apparatus turning radius need to be maintained and may be affected by item 1.
  3. Auto-turn or equivalent program will be required to demonstrate fire apparatus turning radius in all areas.
  4. Future support tower is encroaching in a specific fire access area. This will cut off required fire access and not be allowed without adequate accommodations.
  5. 5th street headed into 14th Ave SE needs a fire truck turn around.
  6. 7th Street extension needs to be less than 10% grade.
  7. 7TH Street extension will need a fire apparatus lane onto 14th Ave se. This requirement will allow existing facility building fire access along with the Proposed parking deck, and Future parking deck.
  8. A fire hydrant will be required on 7th St Se.
  9. Fire access will be required between the medical office building, Proposed parking deck, Future parking deck, and Future Medical office building. It looks that an access road could be created off 5th St SE
  10. Dry standpipes will be required in all parking garages and retrofitted in existing.
  11. With the high risk of shadowing other buildings for emergency radio, before construction begins a radio survey will need to be done inside and around surrounding buildings to serve as a benchmark for existing radio coverage, this benchmarking report shall include recommendations for mitigation. Near completion of construction of the new tower a comparison survey will be required to see if there was any negative impact to the surrounding areas. If radio coverage within the nearby buildings has been reduced beyond an unusable level, the loss will need to be mitigated by MultiCare. A certified radio contractor shall propose to the City how large of an area will need to be tested. The qualified contractor will provide the owner and City a report with conclusions and recommendations for code compliance. Based on their recommendations the City will have our third party consultant review for compliance.
  12. The emergency radio system needs to be updated to allow surrounding agencies to have radio coverage throughout the campus. Pierce County Sherriff

Engineering Review - Mark Higginson; (253) 841-5559; MHigginson@PuyallupWA.gov

- Puyallup River
  [Master Plan; Pg 29 of 145]

- Verify Callout (Fig II-O?)
  [Master Plan; Pg 32 of 145]
- Verify statement (higher elevation at south end)
  [Master Plan; Pg 32 of 145]
- It is very unlikely that the City will allow sewer flows to be conveyed out-of-basin.
  [Master Plan; Pg 57 of 145]
- Publicly owned storm facilities shall be located either in ROW or a separate dedicated tract.
  [Master Plan; Pg 58 of 145]
- northern
  [Master Plan; Pg 58 of 145]
- southern
  [Master Plan; Pg 58 of 145]
- Puyallup River
  [Master Plan; Pg 74 of 145]
- The stormwater design shall comply with both the City's and WSDOT's individual jurisdictional permitting requirements and adopted stormwater regulations. This may require separate stormwater modeling to ensure compliance with each jurisdiction's specific requirements.
  [Master Plan; Pg 76 of 145]
- At the time of civil application, the applicant shall provide a downstream analysis of the Clarks Creek basin conveyance system in accordance with the Ecology Manual Section I-3.5.3; and a downstream analysis of the State Highway Basin conveyance system in accordance with WSDOT's requirements.
  [Master Plan; Pg 76 of 145]
- At time of civil application, private stormwater facilities shall be setback 20-ft minimum from property lines and structures. Setback area shall not exceed 5% cross-slope.
  [Master Plan; Pg 78 of 145]
- At time of civil application, public stormwater facilities shall be setback 20-ft minimum from property lines and structures. Maintain 20-ft setback between retaining walls and the Emergency Overflow Elevation. Setback area shall not exceed 5% cross-slope.
  [Master Plan; Pg 78 of 145]
- Public stormwater facilities shall be located within a tract or easement granted to the City.
  [Master Plan; Pg 78 of 145]
- The applicant shall "acknowledge" the engineering CONDITIONS described later in this letter prior to final approval of the Master Plan.

Engineering Traffic Review - Bryan Roberts; (253) 841-5542; broberts@PuyallupWA.gov

- Provide a detailed summary of Puyallup's comprehensive plan as it relates to the surrounding campus area. For example, Puyallup's comprehensive plan identifies 15th Ave SE and 7th St SE as bicycle priority networks. How will the Hospital accommodate these improvements.

  The requirement for the 7th St SE connection will not be based solely on the traffic analysis. This connection may also be necessary to provide EV access for proposed buildings. This connection is also identified in our comprehensive plan to provide non-motorized connectivity.

  As part of the traffic analysis, the previous TIA will be reviewed. Does the applicant have design documents from 2007 that were used to determine the alignment of the 7th St SE connection per ordinance #2900?

  Regarding the existing offset of 7th Street SE at 15th, the Hospital's design would be required to mitigate the skewed approach. Per ordinance #2900, Good Samaritan Hospital will be not be required to procure additional 7th St SE ROW. However, additional ROW dedication may be required to facilitate modification to design per City code.

  Entire site will be required to complete a comprehensive lighting analysis to ensure ANSI/IES RP-8 compliance.

  Entire site will be required to complete a comprehensive analysis of existing frontage improvements. Non-standard existing frontage (narrow sidewalk, lack of planter strips/street trees, City standard streetlighting, etc.) must be identified.

  15th Ave SE, 13th Ave SE, 3rd St SE, 7th St SE are all designated as a Major Collectors. City standards (Section 101.10.1) require minimum spacing of 150 feet from the intersection & driveways measured between closest edges of the driveway.
  -Per City standards, commercial driveways must be aligned with intersections/driveways across the street.
  -Access restrictions may be necessary if City Standards are not met.

  AutoTurn analysis for the largest anticipated design vehicle that would access the site. Curb radii and entrance dimensions shall be increased as necessary to allow vehicles to access the site without encroaching into adjacent lanes of traffic.

  City standard commercial driveway shall be required along frontage. Minimum commercial driveway width is 30ft with 35ft radius.

  All roadways serving campus (internal/external) must meet MUTCD/AASHTO requirements for signage, striping, pavement markings, geometry, barricades, railing, sight distance, speeds, etc. A comprehensive analysis will be required throughout campus area. For example, the internal intersection of 14th Ave SE/5th St SE does not meet any nationally accredited standards and will require significant mitigation.

  The south side of 13th Ave SE shall be improved with City standard frontage improvements. All on-street parking shall be removed to facilitate improvements (between 3rd St SE & 7th St SE) . Curb alignment will be continuous on the south side a must be offset from buildings to maintain

24ft wide roadway. Existing marked crosswalks do not meet current standards and must be consolidated. Sight distance deficiencies existing along 13th Ave driveways/pedestrian crossings. Streetlighting will be required along this segment as well. Applicant will be required to propose mitigation.

The north side of 13th Ave has gaps in ADA accessible pathways. Mitigation will be required to meet standards.

Sight distance analysis (ESD & SSD) will be required for intersections and roadway segments serving site.

Comprehensive analysis of existing/proposed non-motorized ADA/PROWAG compliance (on-site & off-site) will be required. Evaluate existing non-motorized facilities. This will include on/off site facilities near Hospital. To minimize conflict points with at-grade crossings, the City will require the applicant to study pedestrian bridges to connect buildings/parking structures.

Transit facilities are located along S Meridian. Mitigation will be required to expand/improve non-motorized facilities between Campus and S Meridian transit facilities.

CONDITIONS

Engineering Division - Mark Higginson; 2538415559; MHigginson@PuyallupWA.gov

- Submit With Civil Permit Application: GENERAL:
  - The comments provided below are intended to assist the applicant with incorporating City requirements into the design and construction documents for the individual projects of the Master Plan, but should not be considered an exhaustive list of all necessary provisions from the PMC, design standards, or the adopted stormwater manual.
  - Comments regarding design and construction of new utilities and road improvements are provided for the applicant's information and use. Unless specifically noted, construction of these infrastructure improvements is not a condition of Master Plan approval. However, infrastructure improvements must be approved and permitted prior to issuance of the first building permit associated with the project. [RCW 58.17.120 and 19.07.080]
  - Engineered plans must follow the latest regulations and standards set forth in the Puyallup Municipal Code (PMC), the City Standards for Public Works Engineering and Construction (design standards), and the current City adopted stormwater manual at the time of civil permit application [PMC 21.10.040].
  - The applicant shall construct, and/or replace substandard, curbs, gutters, sidewalks, storm drainage, half-street paving, and street lights in accordance with the Puyallup Municipal Code (PMC) and City's standards along all street frontage adjoining a particular project of the Master Plan. Dedication of right-of-way may be required to provide for adequate roadway section. [PMC 11.08.030]
  - If ROW dedication is required to provide road connectivity and construction to nearby parcels in accordance with the City's comprehensive plan and/or the GSCH Master Plan, and unless otherwise approved by the City Engineer, then it shall be the applicant's responsibility to extend all necessary public utilities concurrently with any associated public road construction required of the project. The applicant may request a Latecomer Agreement for public utility

extensions in accordance with PMC 14.20.030. [PMC 11.08.030]

Engineering Division - Mark Higginson; 2538415559; MHigginson@PuyallupWA.gov

- Submit With Civil Permit Application: WATER:
  - Refer to City Standards, Section 300 for Water System Requirements. [PMC 14.02.120]
  - A new water main shall be extended to, and through, the site sufficient to provide the necessary flows for both the domestic system and fire system. The minimum water pipe size shall be 8-inch diameter. (Exception: A 4-inch water main may be installed beyond the last fire hydrant if the proposed main is a dead-end line with no possibility of being extended in the future.) [PMC 14.02.190, 14.20.010 & CS 301.1(1)]
  - The domestic service line and fire system service line shall have separate, independent connections to the supply main. [PMC 14.02 & CS 302.3(4)]
  - Public water mains shall be located generally 10 or 12-feet west or south of roadway centerlines per city standard drawings. Any portion of a public mainline extension located outside City right-of-way must be centered in a minimum 40-foot wide easement granted to the City for maintenance purposes. The easement shall be clearly indicated on the construction drawings. [PMC 14.02.120(f) & CS 301.1(11)]
  - A 2-inch blow-off assembly is required on dead-end water mains except where fire hydrants are installed at the dead-end. [PMC 14.02.120(f) & CS 301.1(7)]
  - The applicant shall be responsible for the operation and maintenance of the proposed water system located on private property.
  - Any existing services that are to be abandoned at this site shall be disconnected at the main, the corp. stop removed, and the service plugged to city standards. [PMC 14.02.120(f)]
  - The minimum distance between water lines and sewer lines shall be 10-feet horizontally and 18-inches vertically. If this criterion cannot be met, the applicant shall isolate the sewer and water lines by encasement, shielding, or other approved methods. [PMC 14.02.120(f) & CS 301.1(8)]
  - The applicant shall be responsible to provide and install the water meters required to service the site. Domestic service water meters shall be located within the public ROW, or in the case of a private road adjacent to the road section, in accordance with City Standards. [PMC 14.02.120(f) & CS 301.3]
  - Water pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines.
  - The applicant is required to provide backflow protection on the domestic line(s) in accordance with City Standards. The minimum level of protection would be a double check valve assembly (DCVA). However, the City requires a reduced pressure backflow assembly (RPBA) for any use considered to be a high-hazard as outlined in WAC 246-290-490 Table 9. Depending on the end-user of the individual buildings associated with the Master Plan, the applicant may want to install an RPBA at the time of construction, in lieu of a DCVA, to avoid the potential expense of upgrading the backflow device in the future. [PMC 14.02.220(3) & CS 302.2]
  - If an irrigation system is also proposed, a DCVA is required on that line as well.
  - Domestic water backflow devices shall be located outside the building(s), immediately downstream of the water meter. [PMC 14.02.220(3) & CS 302.2]
  - Available fire flow for any project site must be determined by hydraulic modeling

conducted by the City's consultant. The cost of this analysis, $600 as of this writing, shall be paid by the applicant.

- Fire hydrants and other appurtenances such as DDCVA and PIV shall be placed as directed by the Puyallup Fire Code Official. Fire hydrants shall be placed so that there is a minimum of 50-feet of separation from hydrants to any building walls. [PMC 16.08.080 & CS 301.2, 302.3]
- Maximum hydrant run is 20-feet. Hydrant runs that exceed this distance shall be served by a mainline with the hydrant feed line set at right angles to the supply main.
- The fire sprinkler double detector check valve assembly (DDCVA) may be located either inside, or outside, of the building. The sprinkler supply line shall be designed, and shown on the plan, into the building to the point of connection to the interior building riser. Provide plan and elevation detail(s) where the riser enters the building with dimensions, clearances, and joint restraint in accordance with NFPA 24. [CS 302.3, CS 303]
- The Fire Department Connection (FDC) shall be located no closer than 10-feet and no further than 15-feet from a fire hydrant. (NOTE: If the project is utilizing a fire booster pump, the FDC must connect to the sprinkler system on the discharge side of the pump in accordance with NFPA regulations.) A post indicator valve (PIV) shall be provided for the fire sprinkler system in advance of the DDCVA. [CS 302.3]
- Utility extensions shall be approved and permitted prior to any building permit issuance. [PMC 14.02.130]
- Prior to completion of any future watermain extension, the engineer-of-record shall complete the State Department of Health's "Construction Completion Report for Distribution Main Projects", seal, and provide a copy to the City. [WAC 246-290-120]
- For any buildings directly housing patients, e.g. Patient Care Tower, a water system development charge (SDC) will be assessed based on the number of beds associated with the facility. Current SDC's as of this writing is $5,218.00 for every six beds.
- Other commercial building facilities will be assessed a water system development charge (SDC) based on the number of plumbing fixture units as defined in the Uniform Plumbing Code. Current SDC's as of this writing are $5,218.00 for the first 15 fixture units and an additional charge of $349.61 for each fixture unit in excess of the base 15 plumbing fixture units. [PMC 14.02.040]
- Water connection fees and systems development charges are due at the time of building permit issuance and do not vest until time of permit issuance. [PMC 14.02.040, 14.10.030]
- To obtain credit towards System Development Fees for any existing fixture units, the applicant shall provide the City evidence of the existing plumbing fixtures prior to demolition or removal. A written breakdown of the removed fixture types, quantities, and associated fixture units shall accompany the building permit application and be subject to review and approval by the City. [PMC 14.02.040]

Engineering Division - Mark Higginson; 2538415559; MHigginson@PuyallupWA.gov

- Submit With Civil Permit Application: SANITARY SEWER:
  - Refer to City Standards, Section 400 for Sewer System Requirements. [PMC 17.42]
  - Based on the City's Sanitary Sewer Comprehensive Plan, approximately 1,400lf of undersized sewer main requires replacement between South Meridian and 5th St SW (Puyallup

CIP 19A). The City anticipates constructing the improvement in 2024 subject to available funding. Prior to any future building permit issuance, the applicant may either: 1) wait for the City to construct the improvement; 2) construct the improvement in conjunction with a future project of the Master Plan; or 3) with the City Engineer's permission, hire the City's 3rd party consultant to determine if there is available capacity in the undersized sewer main that would support a portion of the Master Plan's proposed projects. (NOTE: Based on discussions with the City Engineer, the City would not allow sewer flows to be conveyed out-of-basin.)

- Sanitary sewer mains shall be 8-inch minimum and located 5-feet east or north of roadway centerlines. In accordance with PMC 14.20.020, sewer main extensions shall be carried across the full width of the property being served except in those cases where, in the opinion of the city engineer, the utility involved can never, under any circumstances, be extended beyond the property being served. [PMC 14.20 and PMC 17.42]
- Any portion of a City maintained sewer extension located outside City right-of-way must be centered in a 40-foot wide easement granted to the City for maintenance purposes. The easement shall be clearly indicated on the construction drawings. [PMC 17.42 & CS 401(14)]
- A separate and independent side sewer will be required from the public main to the project site. Side sewers shall be 6-inch minimum diameter with a 0.02 foot per foot slope. Side sewers shall have a cleanout at the property line, at the building, and every 100 feet between the two points. [PMC 14.08.110 & CS 401(6)]
- If the proposed side sewer is greater than 6-inches, a sanitary sewer manhole shall be provided at the property line.
- Prior to reuse of any existing side sewer, the City Collections Division must conduct a visual inspection of the side sewer to determine whether it can be used again. Existing laterals must meet current standards to be used again. The applicant shall be responsible to expose the line as necessary for the City inspection. The City reserves the right to request video inspection of the side sewer to assist in its determination.
- Sewer main pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines.
- Grease Interceptors are required for all commercial facilities involved in food preparation. If food preparation facilities are proposed now, or in the future, the applicant shall install an external grease interceptor in accordance with the current edition of the Uniform Plumbing Code adopted by the City of Puyallup, Puyallup Municipal Code, and City standard details. [PMC 14.06.031(3) & CS 401(5), 402.3]
- The construction of a trash enclosure will require the enclosure pad to be elevated to prevent stormwater run-on and the entire enclosure covered to prevent stormwater inflow into the sewer area drain. (See City Standards Section 208 for additional criteria.) [CS 208.1]
- Drainage for any underground parking shall be connected to the sanitary sewer system through an oil-water separator. [PMC 14.06.031 & CS 402.2]
- All private oil-water facilities shall be maintained in accordance with Puyallup Municipal Code 14.06.031. Under this Title, records and certification of maintenance shall be made readily available to the City for review and inspection, and must be maintained for a minimum of three years. If the owner fails to properly maintain the facility, the City, after giving the owner notice, may perform necessary maintenance at the owner's expense. [PMC 14.06.031 & CS 402.2]

- If any buildings on site are connected to septic tanks, the applicant shall abandon the existing septic systems per Pierce County Health Department regulations. A Septic/Pump Tank Decommissioning Certification form must be completed and submitted to the Source Protection Program Department at (253) 798-6470. Verification of certification must be provided PRIOR to final city approvals. [PMC 14.08.070]
- Utility extensions shall be approved and permitted prior to any building permit issuance. [PMC 14.02.130]
- For any buildings directly housing patients, e.g. Patient Care Tower, a sanitary sewer system development charge (SDC) will be assessed based on the number of beds associated with the facility. Current SDC's as of this writing is $6,344.00 for every six beds.
- Other commercial building facilities will be assessed a sanitary sewer system development charge (SDC) based on the number of plumbing fixture units as defined in the Uniform Plumbing Code. Current SDC's as of this writing are $6,344.00 for the first 15 plumbing fixture units and an additional charge of $425.05 for each fixture unit in excess of the base 15 plumbing fixture units. [PMC 14.10.010, 14.10.030]
- Sewer connection fees and systems development charges are due at the time of building permit issuance and do not vest until time of permit issuance. [PMC 14.10.010, 14.10.030]
- To obtain credit towards System Development Fees for any existing fixture units, the applicant shall provide the City evidence of the existing plumbing fixtures prior to demolition or removal. A written breakdown of the removed fixture types, quantities, and associated fixture units shall accompany the building permit application and be subject to review and approval by the City. [PMC 14.10.010]

Engineering Division - Mark Higginson; 2538415559; MHigginson@PuyallupWA.gov

- Submit With Civil Permit Application: STORMWATER/ EROSION CONTROL:
  - Refer to City Standards, Section 200 for Stormwater System Requirements. [PMC 17.42]
  - Stormwater design shall be in accordance with PMC Chapter 21.10 and the current stormwater management manual as adopted by the City Council at the time of application for an individual project of the Master Plan. The City is currently using the 2019 Department of Ecology (Ecology) Stormwater Management Manual for Western Washington (aka "Ecology Manual").
  - The individual projects of the Master Plan are considered a common plan of development and the overall area of disturbance associated with the Master Plan shall be used in determining the stormwater thresholds. NOTE: Areas of disturbance within the public ROW must be included in the project area as part of the stormwater thresholds and calculations.
  - The applicant shall complete the stormwater flowchart, Figure 1-3.1 and Figure 1-3.2, contained in the Ecology Manual based on the common plan of development. The completed flowchart shall be submitted with each of the proposed Master Plan projects.
  - At the time of civil permit application for any individual project, the applicant is responsible for submitting a permanent storm water management plan which meets the design requirements provided by PMC Section 21.10. [PMC 21.10.190, 21.10.060]
  - When using WWHM for analysis, provide the following WWHM project files with the civil permit application:
  - Binary project file (WHM file extension)

- ASCII project file (WH2 file extension)
- WDM file (WDM file extension)
- WWHM report text (Word file)

• The written technical report shall clearly delineate any offsite basins tributary to the project site and include the following information: [PMC 21.10.060]

- the quantity of the offsite runoff;
- the location(s) where the offsite runoff enters the project site;
- how the offsite runoff will be routed through the project site.
- the location of proposed retention/detention facilities
- and, the location of proposed treatment facilities
- For offsite basin inflow: At time of civil application, document compliance with 2019 Ecology Manual, Vol III, Sec III-2.4 (2014 Manual, Vol. III, Appendix III-B, Section 6) for the Offsite Basin inflow.

• Each section of the TIR/SSP shall be individually indexed and tabbed with each permit application and every re-submittal prior to review by the City. [PMC 21.10.060]

• Public right-of-way runoff shall be detained and treated independently from proposed private stormwater facilities. This shall be accomplished by enlarging the private facilities to account for bypass runoff; providing separate publicly maintained storm facilities within a tract or dedicated right-of-way; or, other methods as approved by the City Engineer. [PMC 21.10.190(3)]

• Development and redevelopment projects are required to employ, wherever feasible, Low Impact Development (LID) Best Management Practices (BMPs) to meet the design criteria set forth in PMC 21.10.190, the Ecology Manual Volume I, Minimum Requirement 5; and Volume V. The applicant has proposed stormwater detention facilities to serve the Master Plan which is a conservative assumption in terms of City regulations and the viability of the overall project. However, at the time of development of an individual project, the applicant shall evaluate the feasibility of MR5 BMPs in accordance with the Ecology Manual.

• If infiltration facilities/BMPs are anticipated, the number of infiltration tests shall be based on the area contributing to the proposed facility/BMP, e.g., one test for every 5,000 sq. ft of permeable pavement, or one test for each bioretention cell.

• Preliminary feasibility/infeasibility testing for infiltration facilities/BMPs shall be in accordance with the site analysis requirements of the Ecology Manual, Volume III, Chapter 3, specifically:

- Groundwater evaluation, either instantaneous (MR1-5), or continuous monitoring (MR1-9), during the wet weather months (December 21 through April 1).
- Hydraulic conductivity testing:

i. If the development meets the threshold to require implementation of Minimum Requirement #7 (flow control); or, if the site soils are consolidated; or, if the property is encumbered by a critical area, then Small Scale Pilot Infiltration Testing (PIT) during the wet weather months (December 21 through April 1) is required.

ii. If the development does not meet the threshold to require implementation of Minimum Requirement #7; or, is not encumbered by a critical area; and is located on soils unconsolidated by glacial advance, grain size analyses may be substituted for the Small Scale PIT test at the discretion of the review engineer.

- Testing to determine the hydraulic restriction layer.

- Mounding analysis may be required in accordance with Ecology Volume III Section 3.3.8.

• Upon submission of the geotechnical infiltration testing, appropriate long-term correction factors shall be noted for any areas utilizing infiltration into the underlying native soils in accordance with the Ecology Manual, Volume III, Chapter 3. Provide the long-term infiltration rate calculation in the stormwater report.

• The proposed Master Plan projects are part of a larger, existing common plan of development, and may include the use of existing stormwater facilities serving the MGSH campus. The Technical Information Report (TIR) or Stormwater Site Plan (SSP), shall provide supporting documentation and engineering calculations which substantiate any affect the proposed project may have on the original design assumptions of the existing stormwater facilities. [PMC 21.10.060]

• Overflow facilities shall be provided for any proposed detention/retention (R/D) facilities in accordance with the City Standards. This includes a downstream analysis a minimum of ¼ mile downstream from the site.

• Any above-ground stormwater facility shall be screened from public right-of-way and adjacent property per the underlying zoning perimeter buffer requirements in the PMC.

• Stormwater R/D facilities shall be a minimum of 20-feet from any public right-of-way, tract, vegetative buffer, and/or property line measured from the toe of the exterior slope/embankment of the facility. For facilities with retaining walls, the setback area shall be measured from the facility's emergency overflow elevation to the face of the wall. The setback area shall not exceed 5% maximum cross-slope. [PMC 21.10 & DOE Manual, Vol. V]

• If the proposed project discharges to an adjacent wetland, the applicant shall provide a hydrologic analysis which ensures the wetland's hydrologic conditions, hydrophytic vegetation, and substrate characteristics are maintained. See Ecology Manual Volume I, Minimum Requirement 8.

• Water quality treatment of stormwater shall be in accordance with the Ecology Manual, Volume 1, Minimum Requirement 6; and Volume 5, Runoff Treatment.

• If the use of an above-ground combined treatment-storage facility is proposed for flow control and water quality treatment, the geometric characteristics of the facility design shall be in accordance with the Ecology Manual, and the following criteria:

- A licensed professional geotechnical engineer shall determine the maximum seasonal high groundwater elevation at the location of the combined facility.
- The applicant shall clearly indicate the static water surface elevation for the top of the wetpool/bottom of the storage volume.
- The maximum seasonal high groundwater elevation shall be below the static water surface elevation of the wetpool.

• If the applicant proposes to use bioretention cells for water quality treatment, the following notes shall be added to the civil design plans:

- "At the completion of the bioretention cells construction, the engineer-of-record shall provide a written statement to the City of Puyallup that the bioretention cells were built per the approved design."
- "The bioretention soil media (BSM) supplier shall certify in writing that the bioretention soil media meets the guidelines for Ecology-approved BSM including mineral aggregate gradation, compost guidelines, and mix standards as specified in the 2012 Low Impact

Development Technical Guidance Manual for Puget Sound. And, if so verified, no laboratory infiltration testing, cation exchange, or organic content testing is required."

- Overflow facilities shall be provided at the low points of any proposed permeable pavement areas to allow safe discharge to the downstream public storm system.
- Trench dams shall be provided at the property line for utilities located below infiltrative facilities including, but not limited to, permeable pavements and bioretention facilities. Reference City Standard Detail 06.01.10.
- Construction of frontage improvements associated with this project may require installation/extension of the stormwater main to accommodate road runoff. Any new stormwater main shall be adequately sized to accommodate any upstream basins tributary to the main.
- At the time of civil permit application, all pipe reaches shall be summarized in a Conveyance Table containing the following minimum information and included in the TIR:

Pipe Reach Name Design Flow (cfs)
Structure Tributary Area Pipe-Full Flow (cfs)
Pipe Diameter (in) Water Depth at Design Flow (in)
Pipe Length (ft) Critical Depth (in)
Pipe Slope (%) Velocity at Design Flow (fps)
Manning's Coefficient (n) Velocity at Pipe-Full Flow (fps)
Percent full at Design Flow (%)
HGL for each Pipe Reach (elev)

- All storm drains shall be signed as follows:

a) Publicly maintained stormwater catch basins shall be signed using glue-down markers supplied by the City and installed by the project proponent.

b) Privately maintained stormwater catch basins shall be signed with pre-cut 90ml torch down heavy-duty, intersection-grade preformed thermoplastic pavement marking material. It shall read either "Only Rain Down the Drain" or "No Dumping, Drains to Stream". Alternatively, the glue-down markers may be purchased from the City for a nominal fee.

- All private storm drainage facilities shall be covered by a maintenance agreement provided by the City and recorded with Pierce County. Under this agreement, if the owner fails to properly maintain the facilities, the City, after giving the owner notice, may perform necessary maintenance at the owner's expense.
- Erosion control measures for this site will be critical. A comprehensive erosion control plan will be required as part of any civil permit application.
- Prior to permit issuance, the applicant shall post a financial guarantee in accordance with PMC 21.10.160 in the amount of 125% of the cost of the stormwater system.
- A Stormwater Systems Development fee will be assessed for each new equivalent service unit (ESU) in accordance with PMC Chapter 14.26. Each ESU is equal to 2,800 square feet of 'hard' surface. The current SDC as of this writing is $4,013.00 per ESU.
- Stormwater Systems Development fees are due at the time of site development permit or in the case where no site development permit is required, at the time of building permit issuance for the individual project(s); and the fees do not vest until the time of site development permit issuance, or at the time of building permit issuance in the case where a site development permit is not required.

- A Construction Stormwater General Permit shall be obtained from the Department of Ecology if any land disturbing activities such as clearing, grading, excavating and/or demolition will disturb one or more acres of land, or are part of larger common plan of development or sale that will ultimately disturb one or more acres of land.

Engineering Division - Mark Higginson; 2538415559; MHigginson@PuyallupWA.gov

- Submit With Civil Permit Application: STREET:
  - Retaining walls supporting or protecting public roads shall be located outside of the public ROW unless prior approval has been granted by the City. The applicant shall grant a 20-ft minimum access and maintenance easement for any publicly maintained walls located on private property.
  - Existing public utilities that are in conflict with proposed frontage improvements shall be relocated as necessary to meet all applicable City, State, and Federal requirements.
  - Existing private utilities (gas, telcom, cable, etc...) that are in conflict with City maintained right-of-way and utilities shall be relocated outside of the travelled road section, i.e., behind the curb under or beyond the sidewalk area.
  - Upon civil permit application, the following items shall be provided:
  - Road plans shall include a plan and profile view of the roadway indicating both the centerline and flow line elevations. [PMC 17.42 & CS 2.2]
  - A separate street lighting and channelization plan shall be provided in accordance with City Standards.
  - Commercial and Multi-family projects shall provide an autoturn analysis for the largest anticipated vehicle that would access the site. Curb radii and entrance dimensions shall be increased as necessary to allow vehicles to access the site without encroaching into adjacent lanes of traffic.
  - Root barriers in accordance with City Standard Detail 01.02.03 shall be installed for all street trees within ten (10) feet of the public ROW.
  - Wheel chair ramps, accessible routes, etc. shall be constructed in accordance with City Standards and current ADA regulations. If there is a conflict between the City Standards and ADA regulations, the ADA regulations shall take precedence over the City's requirements. [PMC 17.42]
  - Any surface area proposed for parking, drive aisle, or outdoor storage shall be paved with asphalt or concrete. [PMC 20.30.045(3), 20.35.035(3), 20.44.045(2)]
  - Any curb, gutter, sidewalk, or other existing improvements which currently do not meet City Standards, or are damaged during construction, shall be replaced. [PMC 11.08.020]
  - Upon review of the required, submitted traffic report, additional off-site improvements may be required as directed by the Traffic Engineering Department. [PMC 17.42]

Engineering Division - Mark Higginson; 2538415559; MHigginson@PuyallupWA.gov

- Submit With Civil Permit Application: GRADING:
  - A Grading Plan conforming to all requirements of PMC Section 21.14.120 will be required prior to infrastructure construction. The Plan shall be prepared by a Civil Engineer licensed in the State of Washington. [PMC 21.14.070]
  - A geotechnical report conforming to all requirements PMC Sections 21.14.150 and 21.14.160 will be required for the individual projects of the Master Plan. The Report shall be

prepared by a Civil Engineer or Engineering Geologist licensed in the State of Washington. Prior to final acceptance of this project, the author of the report shall provide certification to the City the project was constructed in accordance with the recommendations contained in the report.

- Cross sections will be required at various points along property lines in accordance with City Standards Section 502 and 503 to ensure no impact from storm water damming or runoff. [PMC 17.42 & CS 502.1]
- At the time of civil permit application, the following notes shall be added to the first sheet of the TESCP:

-"At any time during construction it is determined by the City that mud and debris are being tracked onto public streets with insufficient cleanup, all work shall cease on the project until this condition is corrected. The contractor and/or the owner shall immediately take all steps necessary to prevent future tracking of mud and debris into the public ROW, which may include the installation of a wheel wash facility on-site."

-"Contractor shall designate a Washington Department of Ecology certified erosion and sediment control leadperson, and shall comply with the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project."

-"Sediment-laden runoff shall not be allowed to discharge beyond the construction limits in accordance with the Project's NPDES General Stormwater Permit."

-"The permanent infiltration system (if used) shall not be utilized for TESC runoff. Connect infiltration trench to the upstream stormwater conveyance only after construction is complete and site is stabilized and paved."

- RCW 19.122 requires all owners of underground facilities to notify pipeline companies of scheduled excavations through the one-number locator service if proposed excavation is within 100 feet. Notification must occur in a window of not less than 2 business days but not more than 10 business days before beginning the excavation. If a transmission pipeline company is notified that excavation work will occur near a pipeline, a representative of the company must consult with the excavator on-site prior to excavation.

Engineering Division - Mark Higginson; 2538415559; MHigginson@PuyallupWA.gov

- Submit With Civil Permit Application: MISC:
  - All proposed improvements shall be designed and constructed to current City Standards. [PMC 14.08.040, 14.08.120, 17.42]
  - Civil engineering drawings cannot be accepted until Planning Department requirements have been satisfied, including but not limited to, SEPA, Preliminary Site Plan approval, CUP, and/or Hearing Examiner conditions.
  - Civil engineering drawings will be required for this project prior to issuance of the first building permit. Included within the civil design package shall be a utility plan overlaid with the proposed landscaping design to ensure that potential conflicts between the two designs have been addressed.
  - At the time of civil application, submit electronic files in PDF format, through the City's Permit Portal. Contact the Permit staff via email at PermitCenter@ci.puyallup.wa.us for the initial project submittal.
  - As of this writing, civil engineering plan review fee is $470.00 (plus an additional per hour rate of $130.00 in excess of 5 hours). The Civil permit shall be $300.00 and the inspection

fee shall be 3% of the total cost of the project as calculated on the Engineering Division Cost Estimate form. [City of Puyallup Resolution No. 2098]

- Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this project.
- Engineering plans submitted for review and approval shall comply with City Standards Section 1.0 and Section 2.0, particularly:
  - Engineering plans submitted for review and approval shall be based on 24 x 36-inch sheets.
  - The scale for design plans shall be indicated directly below the north arrow and shall be only 1″=20′ or 1″=30′. The north arrow shall point up or to the right on the plans.
  - Engineering plan sheets shall be numbered sequentially in this manner: Sheet 1 of 20, Sheet 2 of 20, etc. ending in Sheet 20 of 20.
- All applicable City Standard Notes and Standard Details shall be included on the construction plans for this project. A copy of the City Standards can be found on the City's web site under City Engineering, Development Engineering.
- Prior to Acceptance/Occupancy, Record Drawings shall be provided for review and approval by the City. The fee for this review is $200.00. Record Drawings shall be provided as follows:
  - In accordance with City Standards Manual Section 2.3.
  - Electronic version of the record drawings in the following formats:
    1. AutoCAD Map 2007 or newer in State Plane South Projection
    2. PDF

Planning Division - Gabriel Clark; 2537703330; GClark@puyallupwa.gov

- General: Public notice sign must be posted on site in a publically visible location.

Planning Division - Gabriel Clark; 2537703330; GClark@puyallupwa.gov

- General: Signed Affidavit must be provided.

Sincerely,
Chris Beale
Senior Planner
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CBeale@PuyallupWA.gov