



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

[www.cityofpuyallup.org](http://www.cityofpuyallup.org)

May 11, 2023

Azure Green Consultants

409 E PIONEER

PUYALLUP, WA 98372

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLCUP20220149
PROJECT NAME	Easton Manor Senior Housing
PERMIT TYPE	Conditional Use Permit
PROJECT DESCRIPTION	Proposal to develop 7 parcels into senior housing consisting of 82 apartments units and 6 existing single family units use as adult family homes.
SITE ADDRESS	713 21ST ST SE, PUYALLUP, WA 98372; 629 21ST ST SE, PUYALLUP, WA 98372; 705 21ST ST SE, PUYALLUP, WA 98372; 703 21ST ST SE, PUYALLUP, WA 98372; 2202 E PIONEER, PUYALLUP, WA 98372; 710 25TH ST SE, Unit: A, PUYALLUP, WA 98372; 704 25TH ST SE, Unit: A, PUYALLUP, WA 98372;
PARCEL #	0420267001; 0420267003; 0420267007; 0420267008; 0420267013; 0420267027; 0420267028;
ASSOCIATED LAND USE PERMIT(S)	P-21-0085 P-16-0126
APPLICATION DATE	October 05, 2022
APPLICATION COMPLETE DATE	February 15, 2023
PROJECT STATUS	<b>Active Development Review Team (DRT) review case – resubmittal required.</b> 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	<b>N/A</b> – Active permit application, not approved

CONDITIONS	<p><b>Active permit application, not approved;</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
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## 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** - Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

- Additional Submittal Item Required: Lot Combination Permit Application required. Application form can be downloaded from the City website at <https://www.cityofpuyallup.org/DocumentCenter/View/11646/Lot-Combination-Application>. Combination of all lots that include buildings that cross property lines is required.
- Show property lines on all site plans.
- Max allowed square footage for FAR for project is 292,113 sf, please correct on site plan.
- NO COMMENTS AVAILABLE
- Could a patio be added for each ground floor resident? [Sheet A-2.2]
- Where is the street side entrance with a connection to the sidewalk on 25th St SE? [Sheet A 2.2]
- It is unclear exactly how the proposed design meets the following requirement: PMC 20.26.200 (4) (b) (iii) Angled facets, at least two per required building wall interval, including bay windows, covered entrances, and other similar features projecting out from the front facade at least three feet. There does appear to be the 2ft wall intervals however, I do not see any bay windows projecting 3ft out from those intervals?
- 3 elements from PMC 20.26.200(5) (b) are required. 2 of the items are clearly met by the proposal, however please select from either (i) Awnings or canopies above or window boxes below every window of an entire story or building interval grouping to distinguish one section of a building from another, OR (ii) Variation in the number of stories between intervals of the building and demonstrate how your proposal meets this requirement in order to satisfy the requirement for a total of 3 elements in this section.
- (b) Multiple buildings on a single site shall not be exact or close replicas of each other. While common materials, colors and styles are acceptable, each building shall be unique in terms of its general massing design and fenestration design. Variety in designs shall be achieved by variation in each building's footprint, rooflines, facade modulation, and window arrangement. Color and materials shall also be varied. The proposed buildings are all identical, just mirrored, they are therefore 'close replicas' of each other. Please revise.
- Carports shall not exceed 72 ft in length, please revise.
- Parking stalls shall not be located nor positioned to cause headlights to shine into windows of residential units. Alternatively, provide landscape plan that shows that all parking stalls that directly abut windows will be screened from windows with landscaping.

### **Building Review** - Janelle Montgomery; (253) 770-3328; JMontgomery@PuyallupWA.gov

- The code reference on plans are 2018 I-codes. Upon submitting for building permits update all plans to meet 2021 I-codes. As of July 1, 2023, the State will adopt 2021 I-codes with Washington State Amendments which has significant changes.
- A separate demolition permit will be required for the demo of the structures currently on the site and will require documentation from the Puget Sound Clean Air agency at the time of submittal for the demo permit.

- This property contains floodplain or wetland areas that may require flood venting as part of the foundation plan and Elevation Certificate submitted to City Engineer.  
Will need show complete details for the required flood vents. Inclusion of and proper placement of the flood vents in the foundation (if applicable depending on building foundation type) are part of the building review. Provide calculations and size provided with manufacture's specifications on vents.
- Provide Electrical Vehicle Car Charging parking stalls on the parking plan. Review WAC 51-50-0429 and Section 429 of the IBC for Electric vehicle charging infrastructure. Effective July 1, 2023, Group I occupancies will require 10% EV charging stations. See Table 429.2 in IBC Section 429 (Washington State Amendments) to meet all requirements.  
\*\*\*Include in the parking calculations handicap stalls and Electric Vehicle Charging stations. Reflect locations on parking lot plan locations of required EV parking stalls and number to be handicap accessible.
- Additional Submittal Item: Provide a Geo-Tech report for soils with the building permit applications.
- Informational Only:
  1. Plans need to be complete with all building, plumbing, mechanical, energy code and accessibility requirements items on plans.
  3. Need to submit all truss specs with building permit application.
  4. Need to show the type A and B units and all specific details on the plans.
  5. Clearly define all fire rated assemblies on the plans in detail.
  6. All electrical is through the department of L & I electrical division.
  7. Need to define all required accessible parking spaces. Accessible parking and access to the public way will be required. For all accessible requirements the City adopted the 2018 IBC / WAC 51-50 and the ICC A117.1-2009 standard.

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

- Verify available fire flow for accordance with IFC Appendix B and loop water main in accordance with Puyallup Municipal Code 16.08.
- The entrances shall meet ladder truck fire apparatus truck turning radiuses and approval of the angle of inclination.
- Provide F.D.C. and P.I.V locations to determine code compliance.
- Provide Fire Hydrant locations, Fire Hydrants are required to reach the building within 400'.
- A Fire Hydrant will be required to reach all points of the SFR's within 600'.
- Fire Hydrants shall be at least 50' from the structure and the FDC supporting the fire sprinkler system shall be no closer than 10' and no greater than 15' from the hydrant.
- P.I.V., F.D.C. and Fire Hydrants can not be blocked by parking stalls. All shall be placed in parking islands.
- Fire access road shall be no greater than 150' from the furthest point of the structure per PMC 16.04.025 (4) 503.1.1.
- Auto-turn or equivalent program required to demonstrate code compliance.
- Maximum road grade shall be 10%
- Driveways or Tracts greater than 150' will require a Fire Truck turn-around.
- Comply with Appendix "D" for fire access turnaround
- The East to West Road on the North side of the project going to the SFR will require the turnaround.
- Compact stalls will not be allowed along fire lane due to the possibility of larger vehicles overhanging into fire lane.
- Central Pierce Fire & Rescue is asking for a different road layout. What is the status?
- All vaults in the Fire Lane will be required to be fire apparatus rated for 75,000lbs.

**Engineering Review** - Anthony Hulse; (253) 841-5553; AHulse@PuyallupWA.gov

- See CUP application required site plan information. [site plan]
- Provide survey bearings. [site plan]
- Show water, sewer and stormwater mains within 21st and 25th St SE. [site plan]
- Provide a legend for the site plan. [site plan]
- The city has adopted the 2019 Ecology Manual. Revise the report reference. [drainage report, pg 1]
- Provide the right of way widths for 21st and 25th St SE. [site plan]
- Show existing and proposed contours [site plan]
- Show the regulated AE floodplain and base flood elevation. [site plan]
- Provide the cut and fill amounts proposed for the project. How is the project proposing to mitigate the 1:1 compensatory storage to floodplain impacts?
- Provide additional sheets showing preliminary grading, drainage and frontage/lighting plan.
- Provide preliminary floodplain information showing how the development will meet the equivalent elevation requirement for 1:1 fill to compensatory storage. See PMC 21.07.060. [Drainage Report]
- Show the pedestrian access route from the public right of way to on-site structures. [site plan]

- Include the following flow charts within the preliminary drainage report: Figure III-1.1: Runoff Treatment BMP Selection Flow Chart and Figure I-3.5 Flow chart for determining wetland protection level requirements. [drainage report, pg 2].
- Is the geotech report still being modified? Why is this a draft? [drainage report, pg 46]
- Show the proposed 40' wide wetland buffer. [site plan]
- NO COMMENTS AVAILABLE
- Revise the reference to the 2005 WDOE manual to the currently adopted 2019 Ecology Manual. [Biological Assessment, pg 12]
- The biological habitat assessment and preliminary storm report floodplain information conflicts. This area has been re-mapped by FEMA and is within the regulated AE floodplain with an established base flood elevation, revise accordingly.
- Show proposed preliminary stormwater mitigation on a separate sheet. [site plan]
- Per the critical area report, the wetland on the NE side of the development is deemed a category IV wetland with a habitat score greater than 5, provide additional information as to how the wetland will meet the following requirements of the DOE manual for Minimum Requirement 8: General Protection, Protection from Pollutants and Wetland Hydroperiod Protection (method 2) [drainage report, pg 4]
- Per minimum requirement #7, the pre-developed site condition must be modeled as forested land cover unless reasonable, historic information is provided that indicates the site was prairie prior to settlement. Revise the calculation or provide additional information. [drainage report, pg 6]
- Provide a downstream analysis to ensure both onsite and off-site has capacity to convey at a minimum the 25 year storm flow event, assuming developed conditions for onsite tributary areas, and existing conditions for any offsite tributary areas. [drainage report, pg 3]
- Provide a basin map to supplement the flow control WWHM calculation. [drainage report, pg 8]
- Section 2.6.2 of the Volume 1 of the SMMWW requires: An initial qualitative analysis shall extend downstream for the entire flow path from the project site to the receiving water or up to one mile, whichever is less. If a receiving water is within one-quarter mile, the analysis shall extend within the receiving water to one-quarter mile from the project site. The analysis shall extend one-quarter mile beyond any improvements proposed as mitigation. The analysis must extend upstream to a point where any backwater effects created by the project cease. Upon review of the qualitative analysis, the local project reviewer may require that a quantitative analysis be performed. [drainage report, pg 3]
- Show existing easements. There is a stream easement relocation agreement here. [site plan]
- Provide a preliminary frontage plan showing proposed improvements. The traffic pre-app notes indicated the following improvements: 25th St SE: 30' wide commercial access onto 25th St SE, 2 city standard streetlights, and replacing the existing curb cuts with curb, gutter and planting strips. 21st St SE: Provide a 30' commercial access approach and street light. [site plan]
- Show on-site routing of water, sewer and storm utilities. [site plan, pg 1]

**Engineering Traffic Review** - Mieco Hutchens; (253) 841-5430; mhutchens@puyallupwa.gov

- 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. The extent of paving would be determined based on current condition. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.
- (2) City Standard Street Lights will be required along 25th ST SE Frontage
- New Streetlight required at 21st ST SE / 7th AVE SE intersection
- 30ft wide commercial access required on 21st ST SE
- Remove obsolete curb cuts and show planned curb/gutter/sidewalk panels and planter strips  
Site Plan pg A-0.1
- Per City Standard 101.10.1 - Minimum driveway spacing standard not met  
Site Plan pg A-0.1
- 30ft wide commercial access required  
Site Plan pg A-0.1
- NO COMMENTS AVAILABLE
- Provide an Autoturn Analysis  
Traffic Scoping
- Submit sight distance analysis of the proposed driveways. Please provide photo documentation within the report of the sight distance analysis. The photo must show the location of the sight distance standard in the picture as well as the location of the viewer. If photo cannot be provided, plan sheets with plan and profile within the report can also provide the sight distance documentation. If this method is used, place the distance requirements as met on those documents and provide this information within the appendix of the report.
- Civil submittal shall include detailed striping/signage plan.
- Show preliminary location of city standard street lighting  
Site Plan pg A-0.1
- Align driveway centerline with 7th AVE SE  
Site Plan pg A-0.1
- Coordinate with garbage service provider to assess proposed pickup locations  
Site Plan pg A-0.1
- This garbage enclosure could cause sight distance obstructions for out bound vehicles  
Relocate  
Site Plan pg A-0.1
- Park Impact Fee (Per residential dwelling Unit):  
Less than 500 sqft \$1,560.05  
500 - 999 sqft \$2,313.53  
1,000 – 1,999 sqft \$3,291.31  
2,000 sqft or more \$4,017.30

**External Agency Review** - Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

- Per comment from the Puyallup Tribe: The project is located in an area with known cultural resources and traditional use areas. This project has a high probability for encountering cultural resources important to the Puyallup Tribe. The Puyallup tribe is requesting an Archaeological survey be completed prior to this project beginning. The City of Puyallup will be honoring this request and a SEPA Mitigation measure outlining the requirements for the Archeological Survey will be included in the forthcoming SEPA Determination.
- Revisions to the Habitat Assessment and wetland report are required. Figure 7 of the wetland report is corrupted and cannot be viewed correctly. See the two review letters from City's 3rd party review biologists dated March 31, 2023 for list of required changes.

## CONDITIONS

**Planning Division** - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

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

**Planning Division** - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- General: Signed Affidavit must be provided.

Sincerely,

Rachael N. Brown

Associate Planner

(253) 770-3363

RNBrown@PuyallupWA.gov