City of Puyallup

Development Services Center

333 S Meridian, Puyallup, WA 98371
(253) 864-4165 Fax (253) 840-6678
www.cityofpuyallup.org

DATE: **September 14, 2021**

TO: **Tammy Sorenson, Paul Green, Robert Trivitt & Project File**

FROM: **Nabila Comstock - Planning Technician**

PROJECT: **P-21-0085-EASTON MANOR SENIOR HOUSING**

SITE ADDRESS: **705 5th ST SE**

PROJECT DESCRIPTION (as provided by applicant): Kilcha senior housing CUP #2 (previous CUP: P-16-0126). Proposal to develop 11 acres into senior housing with 82 apartment units & 6 single residences

Thank you for meeting with the city's Development Services staff to discuss your proposed project.
For your use here is a memo to the file for this project, which highlights the issues discussed at our meeting. Please note that this is a list of specific issues discussed and is not intended to replace the final condition letter that will be provided to you when a formal application is submitted and reviewed.
We hope that you find this information helpful and informative as you proceed through the permitting process. If you have any questions or concerns regarding these notes, please do not hesitate to contact the appropriate staff member or me directly at (253) 770-3361.

We look forward to working with you on the completion of this project.

PLANNING –Rachael Brown, 253-770-3363 rnbrown@puyallupwa.gov

This letter is intended to outline specific code sections and other standards that may be applicable to the project. This is not an exhaustive list and other requirements may be triggered by the actual development proposal. The applicant is advised and encouraged to consult the Puyallup Municipal Code (PMC) when finalizing their application proposal and contact the planner listed above with questions

GENERAL SITE PLAN COMMENTS SUMMARY

- Please see redlined plans for landscape requirements
- An updated wetland report will be required if last report is older than 5 Years
- Orientation of buildings will have to be updated to meet design guidelines
- A new pre-application vicinity meeting will be required since the scope of the project has changed significantly since the first vicinity meeting.

- There are likely too many dwelling units proposed on the site. See density calculation notes below for more information.

LAND USE PERMIT REQUIREMENTS

The following land use permits are required for your proposal:

- Conditional Use Permit (requires public hearing with the City's Hearing Examiner)
- SEPA environmental checklist
- Multiple family design guidelines review applications (See below for more information regarding architectural design review)
- Preapplication vicinity meeting required for proposals of a new multiple-family project that containing 20 or more dwelling units or for commercial and/or any nonresidential projects on sites that are within 300 feet of residential development and which either: (a) are greater than 10,000 square feet in floor area; (b) include more than 20,000 square feet of impervious coverage; or (c) involve outdoor sales, fueling, services or repair. Prior to submittal of an application for a land use permit, an informal preapplication vicinity meeting shall be held in accordance with the terms and requirements outlined in PMC 20.26.009. Contact the case planner for assistance with noticing address list and material requirements.
- To facilitate a complete submittal, provide the following documents:
    - Complete application form, with required # of copies and supporting documents, as outlined on the application form checklist.
    - Contact a permit technician for permit submittal instructions or if you have questions about the minimum submittal checklist requirements (PermitsCenter@puyallupwa.gov).
    - SEPA checklist with an 8.5"X11" or 11"X17" copy of the site plan
    - Proposed building elevations, along with any applicable design review application.
    - Required preliminary storm water report, consistent with Engineering's requirements and notes contained in this letter or as otherwise directed by the case Engineer.
    - Required Traffic Scoping Worksheet and Traffic Impact Analysis, consistent with Traffic Engineering's requirements and notes contained in this letter or as otherwise directed by the city Traffic Engineer.
    - Any required critical areas report, as noted herein by the case planner
    - Preliminary landscape plan
    - Geotechnical report, where required.
    - Preliminary utility plan, or preliminary Technical Information Report (TIR), consistent with Engineering's requirements and notes contained in this letter or as otherwise directed by the case Engineer.

LAND USE ANALYSIS

- The site is in the RS-04 zone district and the LDR Comprehensive Plan designated area. Consult PMC 20.20 for zone specific standards.
- In the RS-04 zone district, proposal for Senior Housing Complex is a conditionally permitted use; in the RS-04 zone district, conditionally permitted uses are permitted under PMC 20.20.015.
- Senior housing complexes, must meet the following standards and criteria:
    - The site must be located on a major, minor, or collector arterial street;
    - The minimum site area shall be no less than two acres;

- Any portion of a structure within 50 feet of other RS-zoned properties shall not exceed two stories in height;
- Parking shall be provided according to the mix of dwelling types included in the project, as follows:
  - One space per detached single-family home or duplex unit;
  - One space per each dwelling for a retirement apartment;
  - One space per each two dwellings in a congregate living facility;
  - One space per each two beds in a nursing home;
- Any accessory support use shall be located within a structure containing residential units and shall feature no exterior signage;
- The overall density of the project shall not exceed the maximum density permitted in the underlying zone.
  - Total Acres 10.61 X 8 (dwelling units /acre) = 84.88 = 85 dwelling units max
  - Proposal includes 88 dwelling units
  - Proposal claims that total project acreage is 11 acres. According to the assessor treasurer data the total project area is only 10.61 acres. Please provide an official licensed survey of each parcel to confirm its size.
  - The density calculation must remove the wetland and wetland buffer area from the total acres of the site, therefore due to the onsite wetland, less than 85 dwelling units may ultimately be permitted.

CRITICAL AREAS ANALYSIS

The following critical areas are known or suspected on or within the vicinity of the subject site:

	CRITICAL AREA
X	Critical aquifer recharge area
	10-year wellhead protection area
	5-year wellhead protection area
	1-year wellhead protection area
X	Geologic hazard area – Volcanic hazard area
	Geologic hazard area – Landslide hazard area
	Geologic hazard area – Erosion hazard area
X	Geologic hazard area – Seismic hazard areas
X	Wetland and wetland buffer
X	Fish and Wildlife Conservation Area - Stream and/or stream buffer
	Fish and Wildlife Conservation Area – General habitat area
X	Flood prone area – 100-year floodplain
	Shoreline of the State

- The following critical area report requirements may be triggered by known or suspected critical areas:
  - **Critical aquifer recharge areas:**
    - Reporting requirements vary based on the proposed use of the property. Most land subdivisions will not trigger these report requirements for the purposes of subdividing the land, but may be triggered by future planned use of the land.

- Activities that do not cause degradation of ground water quality and will not adversely affect the recharging of the aquifer may be permitted in a critical aquifer recharge area and do not require preparation of a critical area report; provided, that they comply with the city storm water management regulations and other applicable local, state and federal regulations. These activities typically include commercial and industrial development that does not include storage, processing, or handling of any hazardous substance, or other development that does not substantially divert, alter, or reduce the flow of surface or ground waters.
- Activities that have the potential to cause degradation of ground water quality or adversely affect the recharging of an aquifer may be permitted in critical aquifer recharge areas pursuant to an approved critical area report in accordance with PMC 21.06.530 and 21.06.1150. These activities include:
  - Activities that substantially divert, alter, or reduce the flow of surface or ground waters, or otherwise adversely affect aquifer recharge;
  - The use, processing, storage or handling of hazardous substances, other than household chemicals used according to the directions specified on the packaging for domestic applications;
  - The use of injection wells, including on-site septic systems, *except those domestic septic systems releasing less than 14,500 gallons of effluent per day* and that are limited to *a maximum density of one system per one acre*;
  - Infiltration of storm water from pollution-generating surfaces; or
  - Any other activity determined by the director likely to have an adverse impact on ground water quality or on a recharge of the aquifer.

- **Volcanic hazard areas:**
  - The site is within a volcanic hazard area. In the event of an eruption of Mt. Rainier, the site is expected to be inundated by pyroclastic flows, lava flows, debris avalanche, inundation by debris flows, lahars, mudflows, or related flooding resulting from volcanic activities. Uses and activities on this site shall comply with the city's critical area ordinance (Puyallup Municipal Code 21.06, Article XII, section 21.06.1260, or succeeding section, regarding volcanic hazard areas.
- **Seismic hazard areas:**
  - The site may or may not be within a seismic hazard area, which is dependent upon site soil conditions. Please consult the building department and your geotechnical engineer for more information.
- **Wetland and/or wetland buffer areas:**
  - A report from a qualified wetland biologist, meeting the requirements of PMC 21.06.950 and 21.06.530 is required for any lands suspected (mapped or unmapped) or known on a site or a site within 300' of suspected or known wetlands.
- **Stream and/or stream buffer areas:**
  - A report from a qualified biologist, meeting the requirements of PMC 21.06.1070 and 21.06.530 is required for any lands suspected (mapped or

unmapped) or known on a site or a site within 300' of suspected or known streams.

- **100-year floodplain areas:**
  - Applicants for development permits in the 100-year floodplain shall submit a habitat assessment prepared by a qualified biologist evaluating the effects and/or indirect effects of the proposed development (during both construction and operation) on the floodplain functions and documenting that the proposed development will not result in "take" of any species listed as threatened or endangered under the ESA. See PMC 21.07.050 (c) for more details.
- PMC 21.06.1120 Performance standards – Alteration of critical aquifer recharge areas.
- PMC 21.06.1260 Performance standards – Volcanic hazard areas

- **Subdivisions/plats - Critical area tracts required:**
  - Critical area tracts shall be used in development proposals for subdivisions to delineate and protect the following contiguous critical areas and buffers comprising 5,000 square feet or more of area:
    - All landslide and erosion hazard areas and buffers;
    - All wetlands and buffers;
    - All fish and wildlife habitat areas and buffers; and
    - All other lands to be protected from alterations as conditioned by project approval.
  - Critical area tracts shall be designated as native growth protection areas and shall be recorded on all documents of title of record for all affected lots.
  - Critical area tracts shall be designated on the face of the plat or recorded drawing in a format approved by the city attorney. The designation shall include the following restrictions:
    - An assurance that native vegetation within the growth protection area will be preserved;
    - The right of the city to enforce the terms of the restriction; and
    - The city may require that any required critical area tract be dedicated to the city, held in an undivided interest by each owner of a building lot within the development with the ownership interest passing with the ownership of the lot, or held by an incorporated homeowner's association or other legal entity (such as a land trust), which assures the ownership, maintenance, and protection of the tract in accordance with PMC 19.12.070(4).
  - Critical area report(s) may be reviewed by the city's third-party critical area review consultant. Please be aware that applicants are responsible for the cost of review by the city's third-party consultant; there's an initial fee of $160, followed by the consultant's review fee which is dependent on the amount of time spent on review (varies on the project).

ARCHITECTURAL DESIGN REVIEW ANALYSIS

- Independent Senior apartments are considered a multi-family residential use. Therefore, the apartment buildings would be subject to Multi-family design review requirements of PMC

20.26.200. Your project will be reviewed by the Director, or designee. The Director will review and approve, approve with conditions or deny your application.

- A nursing home or congregate living facility, or assisted living facility would be considered a commercial use and would be subject to the non-residential design review standards of PMC 20.26.300.
- The following is a short summary of areas flagged for attention as you finalize the design. This is not an exhaustive review of the design review submittal and is advisory only.
- Interior buildings do not appear to meet courtyard orientation or major natural feature orientation standard of PMC 20.26.200 (1) (a) & (c).
- Building orientation also does not appear to meet PMC 20.26.200 (8) or (9):
    - "Multifamily Menu Options for Treatment of Multiple-Family Projects Abutting RS Single-Family Zone Districts. A minimum of two of the following design features shall be selected in the design of multiple-family buildings abutting the RS zone district in order to provide a transition in scale and intensity and to maintain a level of privacy:
        - (a) Orientation of the narrowest end of building toward the abutting RS zone district. The horizontal length of the facade which is parallel to and oriented to the RS zone boundary shall not exceed 40 feet in width.
        - (b) Provision of a 15-foot-wide landscaped buffer consisting of continuous row of trees and a six-foot-tall wood opaque fence, masonry wall or vegetative screen or a native growth protection easement with a minimum width of 25 feet along the boundary between the multiple-family project and the abutting RS zone district.
        - (c) Windows shall only be placed on the wall facing the abutting RS zone district if they are opaque or higher than seven feet above the floor elevation of each floor."
    - "(9) Setback and Stepback of Multiple-Family Projects Abutting RS Single-Family Zone Districts.
        - (a) Setback. Multiple-family buildings shall maintain a setback of 25 feet along all property lines abutting RS zone districts.
        - (b) Third-Floor Stepback. Multiple-family buildings within 50 feet of an RS zone district shall not exceed two stories unless the exterior walls and roof of the third story are stepped back at least seven feet from the second floor exterior walls that face the RS zone district."

OFF-STREET PARKING ANALYSIS

- One space per detached single-family home or duplex unit;
- One space per each dwelling for a retirement apartment;
- One space per each two dwellings in a congregate living facility;
- One space per each two beds in a nursing home.
- Other relevant parking code sections to consult:
    - PMC 20.55.016 Motorcycle/bicycle parking requirements.
    - PMC 20.55.018 Reduced parking requirements for low impact development
    - PMC 20.55.025 Compact parking spaces.
    - PMC 20.55.035 Aisle and driveway dimensions.
    - PMC 20.55.040 Conflict with use of street or alley
    - PMC 20.55.042 Parallel parking maneuverability in off-street parking lots
    - PMC 20.55.055 Improvement and maintenance of parking areas.

- PMC 20.56 Electrical vehicle infrastructure- requirement
- PMC 20.55.045 Use of common parking facilities
- PMC 20.55.050 Joint use of parking facilities

LANDSCAPING REQUIREMENTS ANALYSIS

PMC 20.58 outlines landscaping requirements. The city has a companion design manual – the Vegetation Management Standards (VMS) manual – found here:

- (cityofpuyallup.org → Planning Services → Current Planning (tab) → Vegetation Management Standards (PDF link)
- https://www.cityofpuyallup.org/DocumentCenter/View/1133/Vegetation-Management-Standards-?bidId=

Perimeter landscaping requirements:

- The perimeter of all sites shall be landscaped the full depth of the required setbacks for the subject site, or 12 feet, whichever is less.
- Consult PMC 20.26.500 if the subject site is nonresidential in a residential zone area, or abuts a residentially zoned site. A 30' landscape buffer may apply.
- In no event shall a perimeter landscaping buffer be smaller than six (6) feet. In zone districts where the underlying building setback allows less than 6', a building footprint may project into a landscape yard. However, in no case shall paving areas project into landscape yards.

- Site Specific analysis:
  - See redlined site plan for site specific landscape standards.

Significant trees

- Existing tree(s) on the site which is larger than 15" in Diameter at Breast Height (DBH) is considered to be a 'significant tree' and must be retained, where possible.
  - If your site includes any significant trees, then you must include a tree risk assessment completed by a certified arborist and provided with your land use application.

Street trees:

- Street trees are required, consistent with PMC 11.28 and the VMS.
- Please provide a landscape plan indicating street trees consistent with the city's requirements as outlined in the Municipal Code (PMC 20.58), the Vegetation Management Standards (VMS) manual and city Public Works standards, found here: https://www.cityofpuyallup.org/1445/100---Roadway
  - Standards 01.02.02, 01.02.03, 01.02.04, 01.02.08A

Parking lot landscaping:

- ***Applicability:*** If the proposed paved areas on site exceed 10,000 square feet, the project landscape architect shall design to the city's parking lot landscaping standards (Type IV standards).
- The site designer and landscape architect will need to review and integrate all the other design requirements of the type IV landscaping standards, including:
  - No more than eight (8) parking spaces shall be placed consecutively without a landscaping island.

- All perimeter landscape islands (defined as islands which project into parking lots from an area connected to a perimeter landscape yard) shall be a minimum of 12' wide with a minimum area of 200 sq ft of area.
- All internal landscape islands (landscape islands entirely surrounded by paving) shall be a minimum of 15' in width with a minimum area of 500 sq ft.
- 'Head-to-head' parking stalls and internal landscape islands shall be separated by a 'connector landscaping strip' a minimum of 6' in width
- All internal landscape islands and connector strips shall include a single row of structural soil cells (EX. Silva cells, or equivalent) along the perimeter of all internal parking lot landscape islands where parking spaces are proposed (under the pavement directly abutting the outer edge of the landscape island, except in drive lanes)
- 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.).

- We strongly suggest reviewing these requirements as early as possible to assess and determine costs, parking field layout and configuration of civil utilities as to minimize impacts for consistency with the Type IV standards. The Type IV standards may reduce the overall off-street parking stall count.
- It appears that some of the parking lot areas do not currently meet the requirements above. These parking areas will need to be revised.

Other landscaping standards

- Storm water facilities shall be landscaped in accordance with SLD-02, contained in the VMS.
- The perimeter of all parking areas and associated access drives which abut public rights-of-way shall be screened with on-site landscaping, earth berms, fencing, or a combination thereof.
- All trash containers shall be screened from abutting properties and public rights-of-way by substantial sight-obscuring landscaping. Sight-obscuring fences and walls can be substituted for plant materials
- All portions of a lot not devoted to building, future building, parking, access drives, walks, storage or accessory uses shall be landscaped in a manner consistent with the requirements of this chapter.

ENGINEERING –JAMIE CARTER (drafted notes), 253-435-3616 jcarter@puyallupwa.gov
ANTHONY HULSE (presented notes at meeting), 253-841-5553 AHulse@puyallupwa.gov

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 stormwater design associated with this Development Permit will be reviewed for compliance with the 2014 amended Stormwater Management Manual for Western Washington (DOE manual), which is the current adopted stormwater manual. The comments provided below are project-specific in nature and should not be considered an exhaustive list of the requirements from the PMC, design standards, or the DOE manual.

PERMITS REQUIRED

- Conditional Use Permit (requires public hearing with the City's Hearing Examiner)
- SEPA environmental checklist
- Civil Permit
- Demolition permit (for any structures to be demolished)
- Building permit (for each proposed structure or any walls >4')

CIVIL PERMIT APPLICATION

- Civil engineering drawings will be required for this project prior to issuance of the first building permit (The city has transitioned to electronic review. Please reach out to the city permit technicians at PermitCenter@PuyallupWA.gov and they will guide you how to submit). Included within the civil design package will be a utility plan overlaid with the landscape architects landscaping design to ensure that potential conflicts between the two designs have been addressed. **Engineering plans 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 plan review fee is $670.00 (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]
- **Civil Engineering drawings shall conform to the following City standards Sections 1.0 and 2.0:**
  - Engineering plans submitted for review and approval shall be on 24 x 36-inch sheets.
  - Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this project / plat.
  - 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 Office of the City Engineer, Engineering Services.

REVISED FRONTAGE CODE

New Commercial/Industrial Buildings or Expansion of Existing buildings:

- Any person or entity who constructs or causes to be constructed any new commercial/industrial building or expansion of an existing commercial/industrial building either of which have a structure improvement value exceeding $200,000 in valuation shall construct curb, gutters, planter strips, street trees, sidewalks, storm drainage, street lighting, and one-half street paving (only required if the existing pavement condition is poor) in accordance with the city's Public Works Engineering and Construction Standards and Specifications. The frontage improvements shall be required along all street frontage adjoining the property upon which such building will be placed. Frontage improvements shall also be required where any reasonable access to the property connects to the public right-of-way, although the primary access is located on

another parcel. There is no cap on frontage improvements for new buildings or expansion of existing buildings.

WATER

Water Within City Service Area:

- The proposed water system shall be designed and constructed to current City standards. [PMC 14.02.120]
- A new water main line 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. The water tap should come from the 12" cast iron line within 21st St SE. (Exception: A 4-inch water main may be installed if either, 1) the proposed main is a dead-end line with no possibility of being expanded in the future, or; 2) that portion of the proposed main beyond the last fire hydrant for the project.) [PMC 14.02.190, 14.20.010 & CS 301.1(1)]
- The water main shall be located generally 10 or 12-feet west or south of roadway centerlines per city standard drawings. Any portion of the 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. [PMC 14.02.120(f) & CS 301.1(11)]
- The applicant shall be responsible for the operation and maintenance of the proposed water main located on private property.

Water Meter Options

- The applicant shall provide and install the water meters required to service the site. [PMC 14.02.120(f) & CS 301.3]
- Any wells on the site must be decommissioned in accordance with Washington State requirements. Documentation of the decommissioning must be provided along with submittal of engineering drawings. If an existing well is to remain, the well protection zone shall be clearly delineated and appropriate backflow protection (Reduced Pressure Backflow Assemblies) shall be installed at all points of connection to the public water system. [PMC 14.02.220(3)(b)]
- 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)]

→Backflow Protection

- The presence of any of the constituents from Table 9 (or if the review engineer determines a high level of protection is warranted) requires a reduced pressure backflow assembly (RPBA) on the domestic line at each location where the proposed water main connects to the public system. [PMC 14.02.220(3) & CS 302]
- For routine domestic water applications, the applicant shall provide backflow protection on the domestic line with the installation of a double check valve assembly (DCVA) for the connection to the public water main, <u>if one does not currently exist</u>. A plumbing permit is required for this work to be completed; and the unit should be located outside the building, immediately downstream of the existing water meter if possible. . If an irrigation system is also proposed, a DCVA is required on that line as well. [PMC 14.02.220(3) & CS 302.2]

TABLE 9

SEVERE* AND HIGH HEALTH CROSS-CONNECTION HAZARD PREMISES REQUIRING PREMISES ISOLATION BY AG OR RPBA

Agricultural (farms and dairies)
Beverage bottling plants
Car washes
Chemical plants
Commercial laundries and dry cleaners
Premises where both reclaimed water and potable water are provided
Film processing facilities
Food processing plants
Hospitals, medical centers, nursing homes, veterinary, medical and dental clinics, and blood plasma centers
Premises with separate irrigation systems using the purveyor's water supply and with chemical addition+
Laboratories
Metal plating industries
Mortuaries
Petroleum processing or storage plants
Piers and docks
Radioactive material processing plants or nuclear reactors*
Survey access denied or restricted
Wastewater lift stations and pumping stations
Wastewater treatment plants*
Premises with an unapproved auxiliary water supply interconnected with the potable water supply

Fire Requirements

Commercial/Townhome

- Each building has its own fire sprinkler system with a dedicated fire service line. The Domestic line will be separate.

- The domestic service line and fire system service line shall have separate, independent connections 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. A post indicator valve (PIV) shall be provided for the fire sprinkler system in advance of the DDCVA. [PMC 14.02, CS 302.3, & CS 303]
- Fire hydrants shall be placed so that there is a minimum of 50-feet and a maximum of 150-feet of separation from hydrants to any building walls. [PMC 16.08.080 & CS 301.2, 302.3]
- On-site hydrants shall be a maximum of 150 feet from the farthest point of the building(s) and a minimum of 50 feet from building(s) or structures, or as directed by the Fire Code Official.
- The Fire Department Connection (FDC) shall be located no closer than 10-feet and no further than 15-feet from a fire hydrant. [CS 302.3]

SEWER

- The proposed sewer system shall be designed and constructed to current City standards. [PMC 14.08.070]
- The applicant shall connect into the existing public system located within 21st St. SE. If a proposed connection is to occur elsewhere, the applicant shall confirm that the system is located within a 40-foot easement dedicated to the City for maintenance purposes. In this case, the manhole is at the intersection of 21st St. SE and 7th Ave SE and is fairly shallow. You will want to analyze the site to determine if gravity sewer is possible otherwise grinder pump(s) will be necessary. [PMC 14.08.070, PMC17.42 & CS 401(14)]
- The sanitary sewer main shall be located 5-feet east or north of roadway centerlines. [PMC 17.42]
- 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]
- A structure is needed to be placed at the property line to distinguish ownership/maintenance responsibility.
- A separate and independent side sewer will be required from the public main to all building sites for each proposed lot. Side sewers shall be extended from the main 15-feet beyond the property line at the building site and shall be 6-inch minimum diameter with a 0.02 foot per foot slope. [PMC 14.08.110 & CS 401(7)]
- Side sewers shall have a cleanout at the property line, at the building, and every 100 feet between the two points. [PMC 14.08.120 & CS 401(6)]
- The City Sewer Department must conduct a visual inspection of a previously used side sewer to determine if that side sewer can be used again. Existing laterals must meet current standard to be used again. It is the responsibility of the property owner to expose the line as necessary for that inspection. The City reserves the right to request video inspection of the side sewer to assist in its determination. Redevelopment projects shall utilize the existing trench where possible. CS 401(15) and CS 401(16)
- Grease Interceptors are required for all commercial facilities involved in food preparation. If this applies to the proposed use within the building, 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 an area-drain for the trash enclosure, if proposed, will require the enclosure to be covered to prevent stormwater infiltration into the sewer system.

STORMWATER

- Design shall occur pursuant to the 2012 Stormwater Management Manual for Western Washington as amended in December 2014 (The 2014 SWMMWW). [PMC 21.10.040]
- Preliminary feasibility/infeasibility testing for infiltration facilities shall be in accordance with the site analysis requirements of the Ecology Manual, Volume I, Chapter 3, specifically:

- Groundwater evaluation, either instantaneous (MR1-5) or continuous monitoring well (MR1-9) during the wet weather months **(December 21 through April 1).**
- Hydraulic conductivity testing:
  - If the development triggers Minimum Requirement #7 (flow control), if the site soils are consolidated, **or** is encumbered by a critical area a Small-Scale Pilot Infiltration Tests (PIT) during the wet weather months **(December 21 through April 1)** is required.
  - If the development does not trigger Minimum Requirement #7, 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.

- The applicant is responsible for submitting a **preliminary** stormwater management site plan (2 sets) which meets the design requirements provided by PMC Section 21.10 and Ecology Manual Volume I, Section 2.5.1. The preliminary stormwater site plan (PSSP) shall be submitted prior to **Preliminary Site Plan** approval to ensure that adequate stormwater facilities are anticipated prior to development of the individual lot(s). The preliminary stormwater site plan shall reasonably estimate the quantity of roof and driveway stormwater runoff and the application of On-site Stormwater Management BMPs for the proposed development.
- The applicant shall include a completed stormwater flowchart, Figure 3.1, contained in Ecology's Phase II Municipal Stormwater Permit, Appendix I with the stormwater site plan. The link below may be used to obtain the flowchart:

  https://ecology.wa.gov/DOE/files/7a/7a6940d4-db41-4e00-85fe-7d0497102dfd.pdf

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

- **The following items shall be included at the time of Civil permit submittal:**
  - A **permanent** storm water management plan which meets the design requirements provided by PMC Section 21.10. The plan and accompanying information shall provide sufficient information to evaluate the environmental characteristics of the affected areas, the potential impacts of the proposed development on surface water resources, and the effectiveness and acceptability of measures proposed for managing storm water runoff. The findings, existing and proposed impervious area, facility sizing, and overflow control shall be summarized in a written report. [PMC 21.10.190, 21.10.060]
  - A written technical report that clearly delineates any offsite basins tributary to the project site and includes 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

- 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)
HGL for each Pipe Reach	Percent full at Design Flow (%)

- In the event that during civil design, there is insufficient room for proposed stormwater facilities in the area(s) shown on the site plan, the stormwater area(s) shall be increased as necessary so the final design will be in compliance with current City Standards. This may result in the number of lots being reduced, or a reduction in other site amenities. [PMC 21.10.060(4), 21.10.150]

- 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. The link below may be used to obtain information to apply for this permit:

http://www.ecy.wa.gov/programs/wq/stormwater/construction/

- The City will require an analysis from a wetland biologist and/or hydrogeologist to address Minimum Requirement #8 in accordance with Ecology manual Appendix I-D. This analysis will review your proposed discharge rate/duration/quality to the wetland and determine if there are any potential changes to the hydroperiod or impacts to the wetland ecosystem. The analysis will have to include a review of your offsite analysis and WWHM model as part of their determination. The stormwater report will need to be altered to include the analysis and any of the wetland Biologists/hydrogeologists recommendations to address any potential impact. This analysis will also have to be reviewed by planning to ensure that the analysis addresses their critical area code requirements.

For Properties in the Floodplain (PMC 21.07.050)

- This site is within a Special Flood Hazard Area Zone AE as determined by the National Flood Insurance Program Community Panel Number 53053C0342E, dated March 7, 2017. Development of the property shall adhere to the regulations contained in PMC Chapter 20.49 and Chapter 21.07. Specifically:

  - The applicant shall submit a habitat assessment prepared by a qualified professional evaluating the effects and/or indirect effects of the proposed development (during both construction and post-construction) on floodplain functions and documenting that the proposed development will not result in "take"

of any species listed as threatened or endangered under the Endangered Species Act (ESA).

- If less than 1:1 compensatory storage is proposed, the written assessment shall include a hydrologic and hydraulic analysis to determine any effects on floodplain storage capacity, increased flood heights, or increased velocities.

- If it is determined that the proposed project will impact any listed species or their habitat, the applicant shall provide a mitigation plan to achieve equivalent or greater biologic functions as those lost prior to development of the site.

- New construction and substantial improvements of any structure will require that the lowest floor, including the basement, shall be elevated 1-foot above the base flood elevation (BFE) of the site.

Stormwater R/D Facilities:

- Any above-ground stormwater facility shall be screened in accordance with planning requirements.
- 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. [PMC 21.10 & DOE Manual, Vol. V, Pg 10-39 and Pg 10-9]
- A minimum of 5-feet clearance shall be provided from the toe of the exterior slope/embankment to any tract, property line, fence, or any required vegetative buffer. [PMC 21.10 & CS 206]

FEES

- Water and 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. Fees are increased annually on February 1st. To obtain credit towards water and sewer System Development Fees for existing facilities, 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, 14.10.030, PMC 14.02.040]
- Stormwater system development fees are due at the time of civil permit issuance for commercial projects and at the time of building permit issuance for single family or duplex developments and do not vest until time of permit issuance. Fees are increased annually on February 1st. The City will assess the amount of existing credits applied to the project based on how many credits the property is currently being billed for. [PMC 14.26.070]

→***Water***

- For each building, a water system development charge (SDC) will be assessed based on the number of "residential" units in the facility. Current SDC's as of this writing are $4,020.00 for the first residential unit and $3,015.00 for each additional unit per building. [PMC 14.02.040, 14.10.030]

→Sewer

- For each building, a sanitary sewer system development charge (SDC) will be assessed based on the number of "residential" units in the facility. Current SDC's as of this writing are $5,560.00 for the first residential unit and $4,170.00 for each additional unit. [PMC 14.10.010, 14.10.030]

→Stormwater

- 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 $3,360.00 per ESU.

TRAFFIC –BRYAN ROBERTS (253) 841-5542 broberts@puyallupwa.gov

- Traffic scoping worksheet will be required. City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) *Trip Generation*, 10th Edition. In general, trip generation regression equations shall be used when the R^2 value is 0.70 or greater. For single-family units and offices smaller than 30,000 SF, use ITE's *Trip Generation*, average rate. The project trips shall be rounded to the nearest tenth. Trip credits would be allowed for any existing development.
- The city has adopted a City-Wide Traffic Impact Fee of $4,500 per PM peak hour trip. Final fees will be calculated and assessed by the City at the time of building permit issuance.
- Once the traffic scoping worksheet is reviewed, a written response would be sent to the applicant's traffic engineer outlining the scope of the project's Traffic Access and Impact Study (TAIS). Typically, PM trip generation of 25 or more vehicles will require a traffic analysis.
- Park impact fee was established by Ordinance 3142 dated July 3, 2017 and shall be charged per new dwelling unit based on its size:

Size of Residential Dwelling	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

- 25th Street SE along the site is designated as a minor collector. City standards (Section 101.10.1) require minimum spacing of 150 feet from the nearest intersection measured between closest edges of each intersection (between radius PT). This includes driveways/intersections across the street. The proposed driveway along 25th Street SE shall be shifted to the center of this parcel to meet standards
- 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. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.
    - 25th Street SE;

        - 30ft wide commercial access required on 25th St SE
        - (2) City standard streetlights are required along frontage
        - The existing curb cuts that will no longer be needed along 25th Street SE shall be replaced with frontage improvements including curb, gutter, sidewalks, planter strips.
    - 21st Street SE;
        - Driveway must be aligned with 7th Ave SE
        - 30ft wide commercial access required on 21st St SE
        - New streetlight required at this intersection

- This development 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.
- Tapers and transitions beyond the project frontage may be required as deemed necessary for safety purposes.
- Include 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 a 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.
- Internal access width based on Fire requirements.

FIRE PREVENTION – DAVID DRAKE, 253-864-4171 ddrake@puyallupwa.gov **RAY COCKERHAM, 253-841-5585** RayC@puyallupwa.gov

- Fire alarm systems required.
- Fire sprinkler systems required.
- PIV, FDC, RISER ROOM, and Fire Hydrants shall be shown on plan for proper review.
- 26’ width fire lane required.
- Auto-turn or equivalent program required to show code compliance.
- Comply with 2018 IBC and IFC.
- Comply with 2016 NFPA codes and standards.
- Fire Lane stripping and No parking signage plan required at Civils.
- 10% maximum grade required through complex in fire lane.
- Notes are based on information provided. Not a full review.

BUILDING – DAVID LEAHY, 253-435-3618 DLeahy@puyallupwa.gov **RAY COCKERHAM, 253-841-5585** RayC@puyallupwa.gov

- Provide a Geo-Tech report at time of complete submittal for building permits.
- Plans must be complete with all building, plumbing, mechanical, energy code and accessibility requirements per the Codes in place at the time of a complete submittal.
- Provide information for the infrastructure of charging stations per IBC section 429 of the Washington State amendments on the plans for the apartment buildings.
- Provide clear details for all type A & B units on the plans for the apartments.

- Provide clear details for all fire rated assemblies for the walls and floors on the plans.
- Show on plans all required accessible parking spaces for the apartments.