



City of Puyallup

**Planning Division**

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July 09, 2024

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Issaquah, WA 98027

<b>DEVELOPMENT REVIEW TEAM (DRT) LETTER</b>	
DRT #	1
PERMIT #	PLPSP20240046
PROJECT NAME	American Pride Lending, LLC Apartments
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	The Applicant is proposing to remove the existing single-family residence and construct 17 apartment units for multi-family use. The offsite stream's buffer encroaches onto the subject site in the southeastern corner which will be entirely within the active open space for the development.
SITE ADDRESS	212 TODD RD NE, PUYALLUP, WA 98372;
PARCEL #	0420222008;
ASSOCIATED LAND USE PERMIT(S)	PLSSP20230011 PRGR20230114
APPLICATION DATE	April 16, 2024
APPLICATION COMPLETE DATE	May 01, 2024
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

<b>CONDITIONS</b>	<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. 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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The City has completed the review of the above-mentioned permit submittal. All of your review comments, conditions, and redlined plans can be found on the [City's permit portal](#). Redlined plans can be found on the City's Permit Portal in the "Reviews" section under "Documents Returned for Corrections". Below please find the permit submittal review comments from your review team and re-submittal instructions. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

### Re-submittal Instructions

To resubmit, you must respond to all comments in a written response letter and submit a letter of transmittal. Letter of transmittal and response letter must be submitted to the 'Correction Response Letter' item listed in the submittal items list. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: If you do not resubmit as instructed your re-submittal will be rejected. If you have any questions about how to resubmit, please contact the permit center at [permitcenter@puyallupwa.gov](mailto:permitcenter@puyallupwa.gov).

- 1 Log in to your permits portal and navigate to the [status page](#) for this permit. Under the 'Upload Documents' section, select 'click here to upload document'.
- 2 For each submittal item listed re-submit a new version of the submittal item by clicking the "New Version" button next to the file name of the original file submitted. DO NOT

click the 'browse' button unless the document you are submitting for that submittal item is not a new version of the originally submitted document.

3

Click 'Upload Documents' at bottom of the page.

## How to use this letter

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

The **"Corrections"** 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.

## Corrections

**Planning Review** - Nabila Comstock; (253) 770-3361; NComstock@PuyallupWA.gov

- Conceptual civil plans need to mirror the site plan in meeting the front yard setback of 20' (conceptual civil plans, pg.1)
- Ensure proposed lighting is meeting the following:  
PMC 20.25.040 (19) Outdoor Lighting. Building-mounted lighting shall be directed away from other residential structures and/or windows as to not create direct illumination, shall be shielded as to avoid glare from exposed bulbs off site and shall use necessary means to avoid excessive light throw. Light illumination shall not be cast beyond the premises and shall be limited to illumination of surfaces intended for pedestrians or vehicles. Light fixtures shall include all necessary refractors within the housing to direct lighting to areas intended to be illuminated. The director shall retain the right to require a photometric plan to ensure compliance with these standards.
- PMC 20.25.040 (2)(a) requires that at least 10% of the net lot area be devoted to amenity area for active use by residents. This space should include amenities such as picnic areas, recreational areas, etc. As noted in an e-mail correspondence from 12/19/2023, common open space can include critical areas or their buffers but active open space cannot include critical areas or their buffers.
- Please include amount of ADA units required by building code and the amount of additional ADA units proposed as part of density increase (site plan, A101).
- It is unclear how the proposal meets the multifamily design review standards found in PMC 20.26.200 (5)(b) (iii) & (iv) that were chosen to be the features that this project includes. Please elaborate on how (iii) & (iv) are met in your response letter and if they are not met, please include them on the updated plans as needed. Please cite which plans were updated if they are changed.

**Building Review** - Brian Snowden; (253) 435-3618; [BSnowden@puyallupwa.gov](mailto:BSnowden@puyallupwa.gov)

Review Comments:

1. A demolition permit is required to remove the existing single-family residence. The Puget Sound Clean Air Agency requires advanced notification on any structure with a roof area greater than 120 square feet. <https://pscleanair.gov/185/Asbestos>
2. Building plans will need to be complete with all building, mechanical, plumbing, energy code items and accessibility requirements that apply to project. Current codes are the 2021 Washington State codes with Puyallup amendments. In general, local amendments other than administrative processes are limited to Fire Code elements for Fire Alarm, Fire Flow, Fire Sprinklers and Fire Access. Please see the Puyallup Municipal Code chapter 16 and 17.
3. R3 occupancies may be constructed using the International Residential Code or the International Building Code. With sprinklers, a one-hour fire rated common wall is required to separate each dwelling. Without sprinklers, a two-hour fire rated common wall (or two 1-hour rated walls) is required to separate each dwelling. The common wall shared by two townhouse units shall be constructed without plumbing or mechanical equipment, ducts, or vents in the cavity of the common wall and must be continuous from the foundation to the underside of the roof sheathing. Clearly define all fire rated assemblies on the plans with supporting U.L. assembly details.
4. Townhouses and Group R-2, R-3 and R-4 buildings three stories or less in height above grade plane, as well as accessory structures thereto, are within the scope of the Washington State Energy Code – Residential Provisions (WSEC-R section R101.2).
5. Vehicle charging stations will be required with new parking under the 2021 Washington Building Codes (WAC 51-50-0429). Per the WAC 51-50-0429 for R2 occupancies; 10% of total parking spaces shall have EV charging stations, 25 of total parking spaces shall be EV ready, and 10% of total parking spaces shall be EV capable. Note: the current site plan only shows EV Ready and EV Capable spaces.
6. Confirm with the site's waste management company that the space in front of the Trash Staging Area is sufficient for waste management vehicles.

-- Building General Notes:

- a. All electrical is permitted by the Washington State Department L & I.
- b. Truss Plans for TJI or BCI's and Truss Specifications may be deferred at submittal. Plan review will establish if submittals are 1) required for review 2) required as a deferred submittal or 3) provided in the field for review by the inspector. For deferred submittals: Truss specifications shall be reviewed by the engineer of record.
- c. For all accessible requirements, the City adopted the 2021 IBC / WAC 51-50 and the ICC A117.1-2017 standard.
- d. A Geotechnical Report for the building site area is required at the time of submittal.

If you have any other Building related questions for this project, please reach out to me at [bsnowden@puyallupwa.gov](mailto:bsnowden@puyallupwa.gov). No other Building comments at this time.

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

- 1. Provide the following locations: F.D.C, P.I.V., Fire Hydrant, and Riser Rooms.
- 2. No parking signs will be required on both sides of the street with painted curb.

**Engineering Review** - Jamie Carter; (253) 435-3616; JCarter@puyallupwa.gov

- Detention facilities shall be located 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-1.2]
- Storm Report Page 5/152, Proposed Conditions section - Include sidewalk and all other frontage components in impervious surface totals and correct errors in calculations (10,056 or 1,056?). Clarify all on site and off site totals and discuss the plan to mitigate each one separately or through bypass.
- Correct typo as indicated. [Storm Report, Page 3/152].
- 5 Small Scale Test Pits were conducted yet only 2 of them are analyzed for infiltration. The variability of infiltration potential between the two PIT tests that were reported indicates that more PIT tests should be included in the analysis in order to find a more representative infiltration rate. Why weren't the infiltration rates from the other PITS included? We don't observe any difference between the 5 test pit data sheets.
- An infiltration rate of 0.3 inches an hour coupled with a 5 to 5.5 feet BGS suggests that at least some infiltration is possible with permeable pavements or bioretention for other hard surfaces and perforated stub out connections for roofs (List #2) . Bioretention would most likely take up too much space for this particular development, but these numbers do not preclude exploring permeable pavement as a requirement, especially if further analysis provides a larger infiltration rate (see previous note).

**Engineering Traffic Review** - Mieceo Hutchens; (253) 993-0179; mhutchens@puyallupwa.gov

- Traffic Scoping  
ITE Land Use Code 221 does not apply to the project as described. This use would be considered LUC 220, Multifamily Low-Rise.  
Project location does not meet criteria for "Close to rail transit" designation  
Recalculate trips and TIF based on LUC 220, not close to rail transit.

- 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.

- Street lighting likely not required, lighting is present to the West. Run conduit and J-box to East property line.

- Frontage improvements will be required along Todd Rd.

- As part of these improvements, additional right-of-way (ROW) dedication will be required. +- 10.5 ft dedication, determined on survey.

- Offsite paved taper will be required east of frontage

At the time of civil permit review provide a separate pavement striping plan (channelization) sheet for the city to review.

- City Standard commercial driveway approach required

## Conditions

Condition Category	Condition	Department	Condition Status
Public Noticing	Public notice sign must be posted on site in a publicly visible location.	Planning Division	Resolved
Public Noticing	Signed Affidavit must be provided.	Planning Division	Resolved
Submit With Civil Permit Application	PMC 20.26.200 (4) (v) requires a stand of trees with a canopy of 1,000 square feet (as measured in frontal view rather than top view) located no farther than 20 feet from a façade of the building, consisting of either existing trees, or planted trees. This will be reviewed by Planning during the civil application as part of your final landscape plan with utility overlay submittal. Please select trees with canopies that will meet this requirement.	Planning Division	Open
Submit With Civil Permit Application	The critical area mitigation report prepared by AOA has been reviewed by Confluence who has agreed with the critical area study conclusions and mitigation plan (see Confluence 3rd Party Critical	Planning Division	Open



Condition Category	Condition	Department	Condition Status
	Area Review Letter - 07032024 under Documents & Images). This report and the mitigation site plan will need to be uploaded as a submittal item with the associated civil application. Planning will review the mitigation site plan and proposed landscape plan for concurrence. Please note that an assignment of funds may be required in order to ensure that the proposed buffer restoration and associated monitoring occur as was cited in the mitigation report prepared by AOA on 04/05/2024.		
Submit With Civil Permit Application	Ensure that catch basin #1 is in the flowline of the new curb and gutter.	Development & Permitting Services	Open
Submit With Civil Permit Application	Provide details of irrigation service on civil submittal. Connection, double-check and meter. Further details shall be shown on landscape plans.	Development & Permitting Services	Open

Sincerely,  
Nabila Comstock  
Associate Planner  
(253) 770-3361  
NComstock@PuyallupWA.gov