



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

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www.cityofpuyallup.org

July 19, 2024

RONHOVDE ARCHITECTS

<NO STREET ADDRESS>

| DEVELOPMENT REVIEW TEAM (DRT) LETTER | |
|---|--|
| DRT # | 4 |
| PERMIT # | P-21-0100 |
| PROJECT NAME | DOS LAGOS MIXED USE PROJECT |
| PERMIT TYPE | Preliminary Site Plan |
| PROJECT DESCRIPTION | DOS LAGOS MIXED USE - LOTS D & E. LOT D CONTAINS 47 UNITS AND 1,100 SQUARE FEET OF COMMERCIAL OFFICE. LOT E CONTAINS 45 UNITS. LOTS D & E ARE CONNECTED WITH COMMON BOUNDARY LINES (ONE SINGLE MIXED USE DEVELOPMENT). |
| SITE ADDRESS | 3910 5TH ST SE ; |
| PARCEL # | 0419102107; 0419106026; 0419106027; 0419106028; 0419106029; |
| ASSOCIATED LAND USE PERMIT(S) | P-21-0099 P-20-0088 PR20221559 PR20221560 |
| APPLICATION DATE | September 08, 2021 |
| APPLICATION COMPLETE DATE | |
| 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.

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.

- 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

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

- PER PRIOR COMMENT: To ensure viability of the proposed storm design and prior to Landuse Approval, provide elevation of the restrictive layer for permeable pavement... either the wet-season high groundwater elevation measured between Dec 1 and Apr 1, and/or other restrictive soil layer, and include the investigation in the geotech section. (Note: Min. 1ft for separation; min 1.5ft for treatment).
[Storm Report-Lot D; Pg 8 of 105]
- PER PRIOR COMMENT: To ensure viability of the proposed storm design and prior to Landuse Approval, provide elevation of the restrictive layer for permeable pavement... either the wet-season high groundwater elevation measured between Dec 1 and Apr 1, and/or other restrictive soil layer, and include the investigation in the geotech section. (Note: Min. 1ft for separation; min 1.5ft for treatment).
[Storm Report-Lot E; Pg 8 of 95]

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

- Accessible parking and access to the public way would be required as well as the accessibility requirements to the building.
The R-2 apartments and Occupancy B are required to have the infrastructure in place for charging stations per IBC section 429 Washington State amendments and will need to be shown on the plans.
Provide minimum accessible parking including required accessible EV parking at the building. Based on historical timeline of preliminary site plan to a complete building application appears this building permit may be applied for after June 30, 2023. Please be aware July 1, 2023 forward Washington State will adopt the 2021 I-codes with Washington State Amendments and 2021 WSEC. See Section 429 of the 2021 IBC for Electric Vehicle Charging Infrastructure to determine the number of EV parking stalls that will be required under 2021 Code cycle as there are significant changes, reference Table 429.2.

***PER CORRECTION LETTER RESPONSE ACCESSIBLE HANDICAP PARKING PROVIDED EV WILL BE INCORPORATED TO MEET CODE AT THE TIME OF BUILDING PERMIT.

6/5/2024

PROVIDE PARKING CALCULATIONS ON SITE PLAN TO INCLUDE EV PARKING REQUIREMENTS PER 2021 SECTION 429. PROVIDE CALCULATIONS FOR NUMBER OF EV CHARGING STATIONS, THE NUMBER OF EV-READY AND NUMBER OF EV CAPABLE PARKING SPACES ON SITE PLAN TO REFLECT THE NEW ELECTRIC VEHICLE CHARGING INFRASTRUCTURE FROM TABLE 429.2 WILL BE MET.

Conditions

| Condition Category | Condition | Department | Condition Status |
|--------------------------------------|--|----------------------|------------------|
| Submit With Civil Permit Application | <p>ITEMS REQUIRED PRIOR TO CIVIL PERMIT APPROVAL:</p> <p>Parcel E:</p> <ol style="list-style-type: none"> There is an existing 60-ft easement which conflicts with the proposed building layout. Provide supporting documentation that verifies that the proposed project does not interfere with existing easement rights (Easement Releases; Grantee acknowledgment letters; etc). | Engineering Division | Open |
| Submit With Civil Permit Application | <p>ITEMS REQUIRED PRIOR TO OCCUPANCY:</p> <p>Parcel D:</p> <ol style="list-style-type: none"> Recorded private stormwater easement associated with the existing Black Swamp conveyance system. Easement shall be between the ownership of Parcel 0419033037 and Parcel 0419102107. Recorded public access and utilities easement between 3rd St SE and 39th Ave SE (use City form). <p>Parcel E:</p> <ol style="list-style-type: none"> Recorded public utility easement for the existing storm conveyance line between 5th St SE and Willows Pond (use City form). Minimum easement width is 40-ft per current City Standards. <ul style="list-style-type: none"> A DRAFT easement document shall be submitted with the Civil Engineering Permit Application. | Engineering Division | Open |
| Submit With Civil Permit Application | <p>GENERAL:</p> <ol style="list-style-type: none"> The proposed project shall be designed to ensure that landscaping trees are located a minimum of 10-ft from any public utility and any onsite lighting or other permanent structures are located outside the limits of any public utility easement(s). Incorporate 2nd REVIEW comments as noted on the Parcel D Preliminary Plans (Sheets | Engineering Division | Open |

| Condition Category | Condition | Department | Condition Status |
|---------------------|---|------------------|------------------|
| | <p>C3.0-C3.2) and Parcel E Preliminary Plans (Sheets C4.0-C4.2).</p> <p>3. At time of civil application, incorporate previously acknowledged conditions described in DRT Letter 1 dated December 28, 2021.</p> | | |
| Standard Conditions | <p>Traffic Impact Analysis is approved. Project will generate 43.2 pm peak hour trips. Parcel D: 23.4 trips Parcel E: 19.8 trips</p> <p>Traffic Impact fees (TIF) will be assessed in accordance with fees adopted by ordinance, per PMC 21.10.</p> <p>Impact fees are subject to change and are adopted by ordinance. The applicant shall pay the proportionate impact fees adopted at the time of building permit application.</p> <p>Park impact fees shall be charged per new dwelling unit based on its size. Fees are assessed in accordance with fees adopted by ordinance, per PMC 21.10</p> <p>School impact fees shall be paid directly to the school district in accordance with adopted fee at the time of collection by the District.</p> <p>Per Puyallup Municipal Code Section 11.08.135 the applicant/owner would be expected to construct half- street improvements including curb, gutter, 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. a. Half-street grind & overlay may be necessary based on the roadway condition at the time of civil review.</p> | Traffic Division | Open |

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|--------------------------------------|--|----------------------|------------------|
| | <p>At the time of civil permit review provide a separate street lighting plan and pavement striping plan (channelization) sheet for the City to review.</p> <p>a. Streetlights shall have shorting caps installed with remote photocell located on the service cabinet.</p> <p>b. Streetlight design shall provide the following:</p> <p>i. Provide details on how streetlights will be powered</p> <p>ii. Location of conduit runs</p> <p>iii. Wiring Schedule</p> <p>1. Conduit size and type for each raceway</p> <p>2. Conductors details</p> <p>iv. Pole schedule</p> <p>1. STA & offset for each luminaire</p> <p>v. Show location of junction boxes</p> <p>A 30-foot commercial driveway will be required for site access.</p> <p>Driveway & parking lot cannot exceed 10% grade.</p> <p>AutoTurn analysis will be required to ensure site driveways and internal circulation can accommodate the largest anticipated design vehicle. Submit at the time of civil review.</p> | | |
| Submit With Civil Permit Application | <p>At time of civil, correct reference to read 8501150183. [Plans-Lot D; Sht C3.1]</p> | Engineering Division | Open |
| Submit With Civil Permit Application | <p>At time of civil application, overflow facilities shall be provided at the low points of the proposed permeable pavement areas to prevent surface runoff and safe discharge to the downstream storm system.</p> | Engineering Division | Open |
| Submit With Civil Permit | <p>At time of civil application, identify seasonal high groundwater elevation for Lots D & E to ensure there is no impact to the dispersal trench.</p> | Engineering Division | Open |

| Condition Category | Condition | Department | Condition Status |
|---------------------------|------------------|-------------------|-------------------------|
| Application | | | |

Sincerely,
Chris Beale
Senior Planner
(253) 841-5418
CBeale@PuyallupWA.gov