



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

July 31, 2024

Azure Green Consultants

409 E PIONEER

PUYALLUP, WA 98372

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	2
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	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

<p>CONDITIONS</p>	<p>Active permit application, not approved;</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>
--------------------------	---

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

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

- Show property lines on all site plans.
- (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.

Update from 5/11/2024 re-submittal: building D and building A continue to be essentially identical (with the exception of minor articulation changes between the design of the center parts of the building. Furthermore, all the buildings have identical massing designs. Please revise per previous comment by significantly increasing the variation in the overall shape of each building.

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

- Provide survey bearings. [site plan]
- Provide a legend for the site plan. [site plan]
- Show the regulated AE floodplain and base flood elevation. [site plan]
- 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.
- 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]
- 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]
- Provide a basin map/additional information proving why the project can model 1.53 acres as pasture instead of forested for the pre-developed conditions. [drainage report, pg 64]
- Provide a table of contents to navigate the drainage report, pg 1]
- Provide a basin map to supplement the floodplain compensatory storage table. [drainage report, pg 9]

- The grading fill volume shown on the preliminary grading and storm plan does not match the total fill. The site plan shows 32,272CY of fill whereas, the total fill within this chart is about half of that at 15,200CY. [drainage report, pg 9]
- Provide a legend distinguishing existing vs proposed linetypes and hatches. [drainage plan, pg 1]
- Provide the right of way width for 25th St SE. [drainage plan, pg 1]
- Provide the right of way width for 21st St SE. [drainage plan, pg 1]
- Provide a map legend showing existing vs proposed linetypes and hatches. [site plan]
- Show the water main located within 21st St SE. [drainage plan, pg 1]
- Show the sewer main located within 21st St SE. [drainage plans, pg 1]
- Provide a map showing the downstream analysis. [drainage report, pg 11]
- Show the pedestrian access route from the public right of way to on-site structures. [site plan]
- Create an additional map to supplement the MR 7 table WWHM calculation. [drainage report, pg 64]
- Provide preliminary stormwater invert elevation information proving that the project will not need to pump from the outlet of the detention pond into E Pioneer. Meeting the flow control standard with a pump is very challenging. [drainage plans, pg 1]
- Provide rough volume amounts for each proposed detention system. [drainage plans, pg 1]
- Provide the relative finish floor elevation for each proposed structure. [drainage plans, pg 1]
- FYI, trash enclosure will need to be designed per design standard 208.1 at time of civils. [drainage plan, pg 1]
- The proposed compensatory storage volume must be preserved per Puyallup Municipal Code 21.07.060(f)(D). Provide a preservation tract or a draft easement. [drainage plan, pg 1]
- What elevation will the flood overflow pipe be installed? [drainage plans, pg 1]
- Provide a preliminary hydraulic analysis showing the there will be no downstream flooding. How is the dispersion trench sized? [drainage plan, pg 1]
- The compensatory storage area should be hydraulically connected to the source of flooding via a surface connection to the floodplain. A man-made pipe conveyance system can clog and be forgotten over time. Revise accordingly. [drainage plan, pg 1]
- Provide a preliminary pump size calculation. What size pumps are being proposed as well as the service line diameter? [drainage plan, pg 2]

Engineering Traffic Review - Mieco Hutchens; (253) 993-0179; 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
- 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
- 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.

Sight Distance Analysis:

- Provided exhibit does not meet City standards.
 - From face of curb, required setback is 14.5ft (driver's eye)
 - ESD requirements are 300ft
 - Preliminary measurements show encroachment into adjacent private property.
- Applicant will be required to obtain sight distance easement from adjacent private property owner or shift 25th Street SE driveway ~50ft north to avoid sight obstruction.

25th St SE driveway

- Sidewalk transition on the south side encroaches into private property.
 - Use drop approach (01.02.18)
 - On the north side of driveway, transition sidewalk to meet existing.
- Civil submittal shall include detailed striping/signage plan.
 - Show preliminary location of city standard street lighting
Site Plan pg A-0.1
 - Show location of City standard streetlights. Existing PSE utility mounted lights do not meet City standards.

- Align driveway centerline with 7th AVE SE
Site Plan pg A-0.1

21st St SE driveway

- Use drop approach (01.02.18)
- Remove "jog" from on-site driveway. Driveway approach should be orthogonal as it approaches 21st St SE. This is shown correctly on the site plan, but incorrectly on the preliminary grading plans.
- During design, coordinate with City of Puyallup on the status of upcoming 7th Ave SE improvements. ADA ramps will be added to the east side of 21st St SE that must be compatible with design.
- Coordinate with garbage service provider to assess proposed pickup locations
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
- Traffic scoping:
 - 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."
 - Will there be additional senior housing units created from the (6) single-family homes?
 - Please provide details on how (6) converted SFRs will access City ROW.
 - Access points for this commercial facility must meet driveway spacing requirements (150ft). Consolidate driveways where necessary to meet City standards.
- Landscaping plan not consistent with site plan.

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

- Update for revised habitat assessment dated August 9, 2023: Updated Habitat Assessment continues to include items that need to be addressed or revised. Please review City document titled 'Bio-Assessment Review #2' for a list of review comments from the City's third party biologist for required changes to the biological assessment.

Conditions

Condition Category	Condition	Department	Condition Status
Public	Public notice sign must be posted on site in a	Planning	Resolved

Condition Category	Condition	Department	Condition Status
Noticing	publically visible location.	Division	
Public Noticing	Signed Affidavit must be provided.	Planning Division	Resolved
	This project is located within the regulated AE floodplain. The finish floor must be constructed 1' above the base flood elevation for the site. Compensatory storage and flood venting will be required per PMC 21.07 Flood Damage Protection	Engineering Division	Resolved
Submit With Civil Permit Application	Any pressurized sewer systems must gravity flow into the public right of way via city standard 04.05.01 Pressure Line to Gravity Line Side Sewer Connection and Clean Out Type 1	Engineering Division	Open
Submit With Civil Permit Application	The proposed water main extension shall be looped from 21st St SE to 25th St SE	Engineering Division	Open
Submit With Civil Permit Application	At time of civils and building permitting, the project must meet PMC 21.07 and mitigate any fill at a 1:1 cut, finish floor must be elevated 1' above the established BFE and provide flood venting.	Engineering Division	Open
Submit With Civil Permit Application	At time of civil plan approval, a stormwater agreement between the city and private property owner will need to be recorded for the maintenance of the proposed private stormwater facilities.	Engineering Division	Open
Submit With Civil Permit Application	At time of civils, provide pump sizing calculations. Note: the city's standard is E-One grinder pumps.	Engineering Division	Open
Submit With Civil Permit Application	At the time of civils ,the following frontage improvements shall be shown. 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.	Engineering Division	Open
Submit With Building	Additional Submittal Item Required: Lot Combination Permit Application required. Application form can be downloaded from the	Development & Permitting Services	Open

Condition Category	Condition	Department	Condition Status
Permit Application	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 before a building permit will be issued for this project.		
Submit With Civil Permit Application	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 or fencing.	Planning Division	Open
Standard Conditions	Traffic Impact fees (TIF) will be assessed in accordance with fees adopted by ordinance, per PMC 21.10. 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	Traffic Division	Open
Standard Conditions	Park impact fee was established by Ordinance 3142 dated July 3, 2017 and 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	Traffic Division	Open
SEPA Condition	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.	Planning Division	Open

Sincerely,
Rachael N. Brown
Associate Planner
Case # PLCUP20220149

(253) 770-3363
RNBrown@PuyallupWA.gov