



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

November 21, 2024

Les Seifert

14900 Interurban Ave S, Suite 138

TUKWILA, WA 98168

<b>DEVELOPMENT REVIEW TEAM (DRT) LETTER</b>	
DRT #	5
PERMIT #	P-21-0099
PROJECT NAME	DOS LAGOS MIXED USE PROJECT
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	DOS LAGOS MIXED USE - LOTS A, B & C. LOT A IS A WETLAND PARCEL OWNED BY DOS LAGOS. LOT B IS A COMMERCIAL EV PARKING STALL DEVELOPMENT. LOT C CONTAINS 50 DWELLING UNITS.
SITE ADDRESS	3910 5TH ST SE ;
PARCEL #	0419102118; 0419106024; 0419106030; 0419106031;
ASSOCIATED LAND USE PERMIT(S)	P-21-0100 P-20-0088 PR20221559 PR20221560
APPLICATION DATE	September 08, 2021
APPLICATION COMPLETE DATE	
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>
-------------------	---

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

**Building Review** - Stan Kinnear; ; SKinnear@puyallupwa.gov

- The previous comment regarding the EV parking requirements has not yet been addressed. The parking calculations provided do not align with Table 429.2 of the Washington State Building Code referenced earlier. The requirements are as follows:

- EV Charging Stations: 10% of the total parking spaces.
- EV-Ready Parking Spaces: 25% of the total parking spaces.
- EV-Capable Parking Spaces: 10% of the total parking spaces.

Per Table 429.2, all numbers will be rounded up to the nearest whole number. Currently, the calculations show only 10% for "E-Stalls now" and 10% for "future." Please update the site plan calculations to include all three categories as listed. Additionally, clearly label each stall on the plan according to its category to facilitate verification, construction, and inspection. You can find the requirements for each category list above in 429.2.1 and 429.2.2 in the Washington State Building Code.

**Conditions**

Condition Category	Condition	Department	Condition Status
SEPA Condition	Project shall provide an ADA compliant pathway from lot C the NE corner of parcel C to the corner of 39th and 5th. Planning will implement this requirement given the wetland parcel A is part of the mixed use site plan with parcel B and C.	Planning Division	Open
SEPA Condition	Project shall provide a cultural resource site assessment consistent with DAHP and tribal requirements at the time of civil development permit application.	Planning Division	Open
SEPA Condition	If Lot A wetland or associated wetland buffer is disturbed by any proposed land disturbance activities (grading, retaining, wall, etc.), a new wetland critical area report may be required if the previous critical area report is more than 5-years old. A new critical area report may alter the wetland buffer widths. A	Planning Division	Open

Condition Category	Condition	Department	Condition Status
	mitigation plan may be required		
Submit With Civil Permit Application	<p>ITEMS REQUIRED PRIOR TO CIVIL PERMIT APPROVAL (submit with Civil Application):</p> <p>Parcel B:</p> <ol style="list-style-type: none"> <li>1. As previously noted, parcels, 0419106025 and 0419106024 contain existing stormwater facilities serving the adjacent Parcel 0419102095. Prior to civil application approval, the Dos Lagos project shall meet the following conditions: <ul style="list-style-type: none"> <li>- Any proposed site improvements shall be located outside of the existing stormwater facilities serving Parcel 0419102095 or, the existing stormwater facilities shall be redesigned and reconstructed to provide equal or better performance.</li> <li>- The applicant shall provide acknowledgement from the ownership of Parcel 0419102095 that any proposed site improvements do not interfere with the use and maintenance of the existing stormwater facilities serving Parcel 0419102095.</li> <li>- The applicant shall execute and record a private stormwater access and maintenance easement in favor of Parcel 0419102095.</li> </ul> </li> </ol> <p>Parcel C:</p> <ol style="list-style-type: none"> <li>1. It must be shown that the underlying soils meet treatment criteria (SSC-6) associated with the permeable pavement.</li> <li>2. Clarify the interaction between the proposed retaining wall and the permeable pavement (hydrostatic pressure; wall drainage vs. reservoir storage; etc).</li> <li>3. Frontage improvements shall extend to the property line.</li> <li>4. No structures (walls, stairs, etc.) shall be constructed over the storm main.</li> <li>5. Overflow facilities shall be provided at the low points of the proposed permeable pavement areas to prevent surface runoff and safe discharge</li> </ol>	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	to the downstream storm system.		
Submit With Civil Permit Application	<p>ITEMS REQUIRED PRIOR TO OCCUPANCY:</p> <p>Parcel B:</p> <ol style="list-style-type: none"> <li>1. Recorded public access and utilities easement between 39th Ave SE and the westerly property limits (use City form).</li> <li>- A DRAFT easement document shall be submitted with the Civil Engineering Permit Application.</li> </ol> <p>Parcel C:</p> <ol style="list-style-type: none"> <li>1. Recorded public access and utilities easement associated with public stormwater conveyance through the site (use City form). Minimum easement width is 40-ft per current City Standards.</li> <li>- A DRAFT easement document shall be submitted with the Civil Engineering Permit Application.</li> <li>2. Register infiltration trench(es) as UIC prior to Occupancy.</li> </ol>	Engineering Division	Open
Submit With Civil Permit Application	<p>GENERAL:</p> <ol style="list-style-type: none"> <li>1. Any proposed retaining walls shall be located outside the ROW on private property.</li> <li>2. No structures (walls, stairs, etc.) shall be constructed over the top wet utility pipes.</li> <li>3. 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).</li> <li>4. Incorporate all applicable REVIEW comments as noted on the Parcel B Preliminary Plans (Sheets C1.0-C1.2) and Parcel C Preliminary Plans (Sheets C2.0-C2.2).</li> <li>5. At time of civil application, incorporate applicable REVIEW conditions described in prior</li> </ol>	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	DRT Letters.		
Standard Conditions	<p>Traffic Impact Analysis is approved. Project will generate 23 pm peak hour trips.</p> <p>During civil review, additional counter measures (signage, striping, etc.) will be necessary to enforce right-in/right-out restriction on 5th St SE. The proposed porkchop (using pavement markings) needs to be larger to enforce access restriction. The pavement markings would be located on-site with durable material (thermoplastic). For civil submittal, include a draft agreement that requires the owner to maintain the pavement markings in perpetuity.</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</p>	Traffic Division	Open

Condition Category	Condition	Department	Condition Status
	<p>not meet current City Standards, shall be replaced.</p> <p>a. Half-street grind &amp; overlay may be necessary based on the roadway condition at the time of civil review.</p> <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. On the 43rd Ave SE frontage, extend conduit &amp; j-box (to the west) to accommodate future streetlight expansion along this street.</p> <p>b. Streetlights shall have shorting caps installed with remote photocell located on the service cabinet.</p> <p>c. Streetlight design shall provide the following:</p> <ul style="list-style-type: none"> <li>i. Provide details on how streetlights will be powered</li> <li>ii. Location of conduit runs</li> <li>iii. Wiring Schedule <ul style="list-style-type: none"> <li>1. Conduit size and type for each raceway</li> <li>2. Conductors details</li> </ul> </li> <li>iv. Pole schedule <ul style="list-style-type: none"> <li>1. STA &amp; offset for each luminaire</li> </ul> </li> <li>v. Show location of junction boxes</li> </ul> <p>A 30-foot commercial driveway will be required for site access.</p> <p>Driveway &amp; 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> <p>For Lot B - East of the commercial access on 39th Ave SE, a portion of the existing fence must be modified to meet distance standards</p> <p>During Civil review, show location of existing</p>		



Condition Category	Condition	Department	Condition Status
	<p>streetlights on 5th St SE.</p> <p>During Civil design, must verify existing streetlight conduit under driveway meets City standards (schedule 80)</p>		
Submit With Civil Permit Application	<p>Existing trees to be retained must be clearly marked on the final clearing and grading plan, and final landscape plan. Tree protection fencing and signage shall follow the city standard detail, see appendix 20.5. Standard detail shall be included on all plan sets with vegetation which is scheduled for retention and protection. All critical root protection zones (CRPZ) shall be shown on plan sets in diameter from the center of the tree. In determining tree CRPZ, the following standards shall be used. In establishing the extent of the Critical Root Protection Zone (CRPZ) for individual significant trees, groupings of significant trees, a stand of significant trees, or a heritage tree the following formula shall be used: Individual tree diameter (in inches) X 2, converted into feet = CRPZ, in diameter (Example: 20" tree X 2 = 40' CRPZ diameter). The following minimum performance standards shall be used to determine the extent of allowable impacts to the CRPZ of significant trees: For significant trees, a minimum of 50 percent of the critical root zone must be preserved at natural grade, with natural ground cover. The protection zone may be irregular. The plan set shall provide a total square footage of CRPZ area and show the % of disturbance area. For heritage trees, a minimum of 75 percent of the critical root zone must be preserved at natural grade with natural ground cover. The protection zone may be irregular. The plan set shall provide a total square footage of CRPZ area and show the % of disturbance area. No cut or fill greater than four (4) inches in depth may be located closer to the tree trunk than 1/2 the CRPZ radius distance.</p>	Planning Division	Open

Condition Category	Condition	Department	Condition Status
	<p>(Example, 20-inch DBH tree has a 40' CRPZ area (in diameter) - meaning no cut or fill greater than 4" in depth is allowed within 20' of the tree trunk). No cut or fill within the distance from the tree which is three (3) times the trunk DBH is allowed. (Example, 20-inch DBH tree X 3 = 60", meaning no cut is allowed within 60-inches of a tree which has a 20-inch diameter trunk). These criteria represent minimum standards for determining whether or not a tree may be required to be retained. Greater impacts may be allowed, provided that all design alternatives have been proven unfeasible and that a pre-conditioning and after care mitigation program is established. See section 10.1 of the VMS, and referenced appendices for more information.</p>		
Submit With Civil Permit Application	Landscape plan is required for lot B. Perimeter landscaping will be required for the charging station lot.	Planning Division	Open
Submit With Civil Permit Application	At time of civil application, clarify what constitutes the designation "pond" noted in Section 4 wetland breakdown. Is that Willows Pond only? Offsite detention facilities? Other?	Engineering Division	Open
Submit With Civil Permit Application	At time of civil application, provide additional commentary regarding Ecology's permeable pavement run-on limitation (bullet-point 2 on Page 748, Chapter 5, Volume 5).	Engineering Division	Open
Submit With Civil Permit Application	At time of civil application, provide certification that the soil treatment layer below the permeable pavement reservoir course is a minimum 18 inches per Ecology SSC-6.	Engineering Division	Open
		Development & Permitting Services	Resolved

Sincerely,  
Chris Beale  
Senior Planner  
Case # P-21-0099

(253) 841-5418  
CBeale@PuyallupWA.gov