



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-21-0100
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	<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
Submit With Civil Permit Application	<p>ITEMS REQUIRED PRIOR TO CIVIL PERMIT APPROVAL:</p> <p>Parcel E:</p> <ol style="list-style-type: none"> <li>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).</li> </ol>	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"> <li>Recorded private stormwater easement associated with the existing Black Swamp conveyance system. Easement shall be between the ownership of Parcel 0419033037 and Parcel 0419102107.</li> <li>Recorded public access and utilities easement between 3rd St SE and 39th Ave SE (use City form).</li> </ol> <p>Parcel E:</p> <ol style="list-style-type: none"> <li>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.</li> </ol> <ul style="list-style-type: none"> <li>A DRAFT easement document shall be submitted with the Civil Engineering Permit Application.</li> </ul>	Engineering Division	Open
Submit With Civil Permit Application	<p>GENERAL:</p> <ol style="list-style-type: none"> <li>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</li> </ol>	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>easement(s).</p> <p>2. Incorporate 2nd REVIEW comments as noted on the Parcel D Preliminary Plans (Sheets 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 &amp; overlay may be necessary based on the roadway condition at the time of</p>	Traffic Division	Open

Condition Category	Condition	Department	Condition Status
	<p>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. 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 &amp; 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 &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>		
Submit With Civil Permit Application	At time of civil, correct reference to read 8501150183. [Plans-Lot D; Sht C3.1]	Engineering Division	Open
Submit With Civil Permit Application	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.	Engineering Division	Open
Submit	At time of civil application, identify seasonal high	Engineering	Resolved

<b>Condition Category</b>	<b>Condition</b>	<b>Department</b>	<b>Condition Status</b>
With Civil Permit Application	groundwater elevation for Lots D & E to ensure there is no impact to the dispersal trench.	Division	

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