



City of Puyallup

**Planning Division**

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[www.cityofpuyallup.org](http://www.cityofpuyallup.org)

July 07, 2025

Staci Saunders  
2601 S. 35th St., Ste. 200  
Tacoma, WA 98374

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLPSP20250041
PROJECT NAME	43rd Avenue Multi-Family
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	Construct a 3-story apartment building with 41 units and associated parking lot with 62 stalls and landscaping/amenity area
SITE ADDRESS	701 43RD AVE SW, PUYALLUP, WA 98373;
PARCEL #	4320000160;
ASSOCIATED LAND USE PERMIT(S)	PLDDG20250040
APPLICATION DATE	May 07, 2025
APPLICATION COMPLETE DATE	May 15, 2025
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
CONDITIONS	<b>Active permit application, not approved;</b> 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.
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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
<p>- Additional Submittal Item Required (Critical Area Report): Wetland and/or wetland buffer areas: The proposal is located within 300 ft of a known or suspected regulated wetland. A report from a qualified wetland biologist, meeting the requirements of PMC 21.06.950 and 21.06.530 is required for any lands suspected (mapped or unmapped) or known on a site or a site within 300' of suspected or known wetlands. The report must have been produced in the last 5 years to be valid. A Critical Area Report Checklist is required to accompany the report. The wetland checklist can be found at: <a href="http://www.cityofpuyallup.org/DocumentCenter/View/16605">www.cityofpuyallup.org/DocumentCenter/View/16605</a></p> <p>The submitted Critical Area report is older than 5 years.</p> <p>The critical area report will need to include:</p> <ul style="list-style-type: none"><li>Include date of field investigation</li><li>Include qualifications</li><li>Include correct parcel #</li><li>Include an updated site plan with the report</li><li>Locations where data were collected</li></ul> <p>Remove or correct the proposed development features to match updated proposed development. [Comment Correction; ; pg. N/A]</p> <p>- Please provide a surveyed site plan that delineates where the exact property lines are</p>			

located and measurements of setbacks to all sides of building/structures to assist with determining if setbacks are being met. [Comment Correction; ; pg. N/A]

- Please provide dimensions for the entry and drive aisle on the Preliminary Site Plan so that all parking requirements may be verified. [Comment Correction; ; pg. N/A]

- The exterior elevations and renderings indicate the finished grades around the structure will vary however, it is unclear exactly how much the topography will slope. Place finished grade elevation information on the site plan by providing topographic lines and elevations.

Please also provide spot elevation points for the corners of the buildings and along the south and east facing sides of the building as well as sidewalk and/or street grade to show the differences in finished grade at the face of the building and at the sidewalk and street. [CONCEPTUAL SITE PLAN ; 2025\2025-04-22 43rd Ave Apartments - Conceptual Site Plan0.pdf; pg. 1]

- Per PMC 20.25.040(2), there shall be landscaping of an area equivalent to or greater than 10 % of the net lot area. Please provide notes and calculations on Sheet L1.00 of the landscape plans demonstrating how this requirement will be met. [LANDSCAPE PLANS ; 2025\43rd ave Prelim Landscape Plans0.pdf; pg. 1]

- Please provide information about the trash area that is shown on the Conceptual Site Plan and the Preliminary Site Plan. Provide notes and/or details on the enclosure, its appearance, materials proposed, and height, and whether recycling is provided to demonstrate how the standards in PMC 20.25.040(8) are being met. [CONCEPTUAL SITE PLAN ; 2025\2025-04-22 43rd Ave Apartments - Conceptual Site Plan0.pdf; pg. 1]

- Demonstrate how the sight distance requirements in PMC 20.25.040(10)(a) are being met on Sheet L1.00 of the landscape plans for the intersection of 43rd Ave SW and 7th St SW. [LANDSCAPE PLANS ; 2025\43rd ave Prelim Landscape Plans0.pdf; pg. 1]

- Please note all required and provided landscape buffers on the landscape plans. The perimeter buffers are noted on the Preliminary Site Plan however, more information is needed on Sheet L1.00 of the landscape plans to determine whether the proposal meets the perimeter landscaping requirements of PMC 20.58.005 (2) and the VMS. Please provide information and notes on the landscape plans about perimeter landscape buffers and demonstrate how the requirements of PMC 20.58.005(2) and the VMS requirements for Type II and Type III landscaping will be met. [LANDSCAPE PLANS ; 2025\43rd ave Prelim Landscape Plans0.pdf; pg. 1]

- It appears there are trees and planting within the site triangles for the driveway.

Demonstrate how the sight distance requirements in PMC 20.25.040(10)(b) are being met by placing notes and/or details on Sheet L1.00 of the landscape plans for the intersection of the driveway with 43rd Ave SW. [LANDSCAPE PLANS ; 2025\43rd ave Prelim Landscape Plans0.pdf; pg. 1]

- Although some lighting is shown on the Preliminary Site Lighting plan, lighting has not been addressed on the site plan or landscape plan. Please include on Sheet L1.00 of the landscaping plan locations and information on the pedestrian pathway lighting, main entrance lighting, and unit entrance lighting referenced that was referenced in the written narrative. [LANDSCAPE PLANS ; 2025\43rd ave Prelim Landscape Plans0.pdf; pg. 1]

- Show topographic/elevation information on Sheet L1.00 of the landscape plans to indicate the slope of the northern portion of the site and the difference in elevation between the landscape buffer areas and the sidewalks and/or street levels. [LANDSCAPE PLANS ; 2025\43rd ave Prelim Landscape Plans0.pdf; pg. 1]

- Per PMC 20.58.005(1), all paved areas of over 10,000 square feet shall have at least five percent of all paved areas landscaped. Perimeter landscaping shall not be included in the calculation to satisfy the required interior landscaping. Please provide notes and calculations on Sheet L1.00 of the landscape plans demonstrating how this requirement will be met. [LANDSCAPE PLANS ; 2025\43rd ave Prelim Landscape Plans0.pdf; pg. 1]

- Please provide dimensions on Sheet L1.00 of the landscape plan for all proposed landscape areas within the parking lot in order to confirm that the proposal will meet the requirements of PMC 20.58.005 (1) and all requirements of the City's vegetation management standards (VMS) manual. [LANDSCAPE PLANS ; 2025\43rd ave Prelim Landscape Plans0.pdf; pg. 1]

- All internal (parking lot) landscape islands shall be a minimum of 15 in width with a minimum depth of each landscape island to match the abutting stall depth. Each internal island shall include a minimum of 2 trees selected from the Class III or Class IV street tree list shown in section 12.9 or 12.10; 50% of trees in internal islands shall be Class III or Class IV evergreen conifers. Demonstrate on Sheet L1.00 of the landscape plans how the requirements of the VMS will be met in the proposed internal landscape island including information on the trees. [LANDSCAPE PLANS ; 2025\43rd ave Prelim Landscape Plans0.pdf; pg. 1]

- Demonstrate on Sheet L1.00 of the landscape plans how the requirements of the VMS for Head-to-Head parking stalls will be met in the proposed internal landscape island, specifically, indicate how the tree species will meet the requirements. [LANDSCAPE PLANS ; 2025\43rd ave Prelim Landscape Plans0.pdf; pg. 1]

- Please note the required dedications along the rights-of-way on Sheet L1.00 of the landscape plans. [LANDSCAPE PLANS ; 2025\43rd ave Prelim Landscape Plans0.pdf; pg. 1]
- Per PMC 20.58.005(2)(a), all retaining walls shall be set back from any front or street side yard property line by a minimum of eight feet. The maximum height of any singular retaining wall within 30 feet of a front or street side yard property line shall be three and one-half feet above finished grade. A minimum of six feet of setback shall be provided between any terraced retaining walls proposed within 30 feet of a front or street side property line. No more than a total of three stepped retaining walls (complying with the maximum three and one-half feet in height limit above finished grade) shall be placed within 30 feet of a front or street side property line. A Type I visual barrier landscape buffer shall be provided in front of all retaining walls, in accordance with the city's vegetation management standards (VMS) manual. It is unclear whether retaining walls will be proposed near the main entrance of the building, along the northern portion of the building on 7th St., or in any other locations.
- Please show and note all proposed retaining walls on Sheet L1.00 of the landscape plans and on the Preliminary Site Plan and provide the distance from the front and/or street side property line. Provide notes or a separate detail to demonstrate how all retaining walls will meet the requirements of this section and the requirement for a Type I visual barrier landscape buffer. [LANDSCAPE PLANS ; 2025\43rd ave Prelim Landscape Plans0.pdf; pg. 1]
- Per VMS Section 12.4, Street Tree Installation Standards Table, the minimum required distance from an intersection to a street tree must be no less than 30 (as measured from the face of curb line corner at the intersection). On Sheet L1.00, please provide the distance from the intersection of 43rd Ave SW and 7th St SW to the closest proposed street trees and confirm that it is no closer than 30. [LANDSCAPE PLANS ; 2025\43rd ave Prelim Landscape Plans0.pdf; pg. 1]
- The minimum required planter width for street trees is 4 for the proposed trees along 7th ST SW and 5-6 for the proposed Betula Nigra/River Birch. Please provide the width of the proposed planter strips located in the rights-of-way on Sheet L1.00 of the landscape plans. [LANDSCAPE PLANS ; 2025\43rd ave Prelim Landscape Plans0.pdf; pg. 1]
- On Sheet L1.00 of the landscape plans, provide the proposed distance between all street trees, specifically provide this information for the proposed street trees to be planted along 7th St. SW. This information is needed to confirm that all standards of the VMS are met for street trees. [LANDSCAPE PLANS ; 2025\43rd ave Prelim Landscape Plans0.pdf; pg. 1]
- Provide notes on either Sheet L1.00 or L1.01 of the landscape plans regarding soils and how the proposal will meet all of the soil quantity and quality standards specified in Section 8.2 of the Vegetation Management Standards (VMS). Specifically, for street trees in the right-of-way planter strip, provide all notes required by this section of the VMS on the face of the preliminary and final landscape plan sheets. [LANDSCAPE PLANS ; 2025\43rd ave Prelim Landscape Plans0.pdf; pg. 2]

- In order to meet the requirements of Section 9.1 Vegetation Protection of the VMS, place notes, diagrams, and/or details on Sheet L1.00 or L1.01 to address the following:

Any person, firm or corporation engaged in the construction, alteration or repair of any street, sidewalk, parking area, building or portion thereof, prior to starting of any such activity, shall place proper guards or temporary fences to ensure the protection of adjacent existing vegetation from all damage or injury. This shall include the restriction on stacking, storing, stockpiling, or the accumulation of goods or material in the area defined as the Critical Root Zone. See appendix 20.10 of the VMS for tree protection on construction and development sites best management practices. See appendix 20.5 of the VMS for standard detail for protection of all trees (public, private).

[LANDSCAPE PLANS ; 2025\43rd ave Prelim Landscape Plans0.pdf; pg. 2]

- Place a note on Sheet L1.01 of the landscape plans stating the following:

Per PMC 20.58.020(2), the facilities for watering and drainage shall be adequate to ensure that the landscape area is maintained in green and growing condition and that no soil, bark, mulch, gravel, stone or similar materials are allowed to wash off the landscape area into parking areas, driveways, public streets, sidewalks, gutters or storm drainage facilities.

[LANDSCAPE PLANS ; 2025\43rd ave Prelim Landscape Plans0.pdf; pg. 2]

- Please demonstrate on the Preliminary Site Lighting plan how the proposed building-mounted fixtures along the north and west facing sides will be directed away from the windows as required by PMC 20.25.040(19). [PRELIM SITE LIGHTING; 2025\43rd Ave MF 25-066 E1 Prelim Site Lighting0.pdf; pg. 1]

- Revise the notes on the preliminary site plan regarding open space to accurately reflect the requirement for 10% of net lot area to be amenity areas (PMC 20.25.040(2)). First, the Conceptual site plan says 5,290 sf provided and the Preliminary Site Plan says 10,585 sf. Please resolve.

Second, PMC 20.15.005 defines "Lot area, net" as "the total area, exclusive of streets, alleys, road easements or private roads within the boundary lines of a lot" and "Private road or easement" means "a parcel of land not dedicated as a public street but intersecting or connecting with a public street, or another private street, and for which a private easement for road purposes has been granted to owners of property contiguous or adjacent thereto and which has been recorded with the office of the county recorder." The drive aisle (noted as a 26' Fire Lane on the prelim. site plan) is not considered a street, alley, road easement, or private road and should be included in the net area of the site.

[SITE PLAN; 2025\35043\_43rd Ave MF Prelim Site Plan0.pdf; pg. 1]

- Per PMC 20.55.035, the aisle and driveway must be a minimum of 24 feet wide. Please provide a dimension for the driveway width and for the aisles within the proposed parking lot

on the Preliminary Site Plan. [SITE PLAN; 2025\35043\_43rd Ave MF Prelim Site Plan0.pdf; pg. 1]

- SEPA/NOA Comment Response: Pierce Transit has provided a comment letter. Please see the attachment in Documents & Images in the CityView Portal.

Staff concurs with Pierce Transit's comment regarding an opportunity for pedestrian connection through the unopened right-of-way on 7th St SW as part of this project. Per Pierce Transit, they expect that creating this pedestrian connection would provide transit access to approximately 163 residents and facilitate 880 annual boardings. As such, the applicant should provide a response dictating what is feasible for a pedestrian connection between 7th St SW to 39th Ave SW. This connection would not have to extend the full length of 7th St SW, but would be expected to provide a connection from the project site down to the bottom of the slope where the neighboring apartments are located.

The Comprehensive Plan highlights the lack of pedestrian infrastructure as a challenge to the mobility of pedestrians between major destinations. The Comprehensive Plan has policies that encourage this connection such as:

T- 4.1 Encourage transit service in the City of Puyallup and for the Urban Growth Area; (d) Improve pedestrian and bicyclist access to transit stops and centers in cooperation with transit providers.

The geotechnical report addressing the potential landslide hazard areas, which is a requirement for this site, should address the feasibility of this connection including if/how this connection can meet the requirements of PMC 21.06 - Article XII. Geologically Hazardous Areas such as classifying landslide hazard areas, associated buffers, etc.

[Comment Correction; ; pg. N/A]

- SEPA/NOA Comment Response: The Nisqually Indian Tribe have provided a comment letter. Please see the attachment in Documents & Images in the CityView Portal. [Comment Correction; ; pg. N/A]

- SEPA/NOA Comment Response: The Department of Ecology has provided a comment letter. Please see the attachment in Documents & Images in the CityView Portal. [Comment Correction; ; pg. N/A]

- SEPA/NOA Comment Response: MJ Lowe provided a comment letter. Please see the attachment in Documents & Images in the CityView Portal. [Comment Correction; ; pg. N/A]

- A geotechnical critical area report addressing the landslide hazard areas is required to be submitted. The report should be based on the new site development proposal and meet the requirements of PMC 21.06 Article XII (PMC 21.06.1210 - 21.06.1270). To ensure a complete



report, the professional you hire to write the report should reference the comments/requirements from the third-party review that was provided as part of the previous permit PLPSP20220016 (under Documents & Images titled "PLPSP20220016 – Tkach Wetlands and Geotech Review Letter 4.12.2022). Please be sure to also address the Pierce Transit pedestrian connectivity feasibility as part of this report.

The report is required to be written by a professional engineer or geologist, licensed in the state of Washington, meet all of the requirements of PMC 21.06 Article XII, and must be submitted for any site with any portion of land with slopes 15% or steeper. All areas with slopes 40% or steeper and with a vertical relief of 10 or more feet are designated as landslide hazard critical areas by ordinance.

All areas with slopes 15% or steeper with soils mapped by the U.S. Department of Agriculture's Natural Resources Conservation Service, or identified by a special study, as having a "moderate to severe," "severe," or "very severe" erosion potential are designated erosion hazard critical areas by ordinance. All other sloped areas over 15% up to 39.9% must be studied by a professional engineer or geologist, licensed in the state of Washington, to determine if they meet the requirements of PMC 21.06.1210 (3) for designation as a geologic landslide hazard or erosion hazard critical area.

Land that is located wholly within an erosion or landslide hazard area or its buffer may not be subdivided. Land that is located partially within an erosion or landslide hazard area or its buffer may be divided; provided, that each resulting lot has sufficient buildable area outside of, and will not affect, the erosion or landslide hazard or its buffer; Access roads and utilities may be permitted within the erosion or landslide hazard area and associated buffers if the director determines based on an approved critical area report that the road will not increase the risk to adjacent sites and that no other feasible alternative exists. [Comment Correction; ; pg. N/A]

- SEPA/NOA Comment Response: The Puyallup School District provided a comment letter requesting a 60 square foot hard surface bus stop waiting area. Please see the attachment in Documents & Images in the CityView Portal for the full request. [Comment Correction; ; pg. N/A]

- SEPA/NOA Comment Response: The Puyallup Tribe provided a comment letter requesting a cultural resource survey prior to any ground disturbance due to the project location being in a high probability area for impacting cultural resources. Please see the attachment in Documents & Images in the CityView Portal for the full request. [Comment Correction; ; pg. N/A]

- Per VMS Section 10.1(B. Significant Trees Established. Significant trees are all healthy and growing trees greater than fifteen (15) inches diameter breast height (DBH – 4.5' above

grade). Significant tree protections do not apply to native black cottonwood or red alder species (unless associated with a critical area, as protected by PMC 21.06). These sizes may be adjusted up or down for individual trees or sites based on site location, tree location on site, percent of tree coverage, species, species mix, potential for windthrow and other factors consistent with this document. All significant trees shall be assessed by a certified arborist - with a certification in Tree Risk Assessment (TRAQ) - for suitability of retention. Perimeter trees in landscaping setback areas represent the highest likelihood for retention and shall receive special attention; trees in perimeter setback areas under 15" DBH may be assessed for retention. Planned and required open spaces should incorporate existing trees to the extent feasible during site planning and plan review.

The Preliminary Tree Protection Plan prepared by Washington Forestry Consultants, Inc. and dated August 29, 2024 states there are 136 significant trees on the site. Sheet L1.00 of the landscape plans shows some existing trees to remain on the northern portion of the site and no where else. Please show significant trees that can remain in perimeter landscaping areas and the proposed amenity area located north of the building. [LANDSCAPE PLANS ; 2025\43rd ave Prelim Landscape Plans0.pdf; pg. 1]

- The "Meandering hog fuel path" shown on Sheet L1.00 of the landscape plans does not appear on the other site plans. Also, it appears to be within the landslide and erosion hazard area buffers. According to PMC 21.06.1240(b), the minimum buffer area shall be undisturbed natural vegetation consisting of trees and/or dense woody vegetation and have adequate drainage.

Please provide an explanation of how the alterations and removal of vegetation will meet the requirements of PMC 21.06.1230 and 1240, as applicable. If the path can meet these requirements, please also show it on the preliminary site plan and the conceptual site plan and ensure that it is addressed in the geotechnical critical area report. [LANDSCAPE PLANS ; 2025\43rd ave Prelim Landscape Plans0.pdf; pg. 1]

<b>Building Review</b>	<b>Stan Kinnear</b>		<b>SKinnear@puyallupwa.gov</b>
<p>- Provide EV charging infrastructure as required in 2021 Washington State Building Code, Section 429.2.</p> <p>Group R occupancies shall have a minimum 10% charging stations, 25% EV ready parking and 10% EV capable parking.</p>			

<p>Each infrastructure should be defined and reflected on the site plan. [CONCEPTUAL SITE PLAN ; 2025\2025-04-22 43rd Ave Apartments - Conceptual Site Plan0.pdf; pg. 1]</p> <p>- Provide Building Area Calculations as set forth by 2021 Washington State Building Code, Chapter 5. Show how the building is within the square footage requirements. [Comment Correction; ; pg. N/A]</p>			
<b>Fire Review</b>	<b>David Drake</b>	<b>(253)864-4171</b>	<b>DDrake@PuyallupWA.gov</b>
<p>- 1. Provide all fire hydrant, FDC, PIV, and riser room locations.</p> <p>2. Provide all fire lane dimensions.</p> <p>3. Provide auto-turn to demonstrate fire apparatus maneuverability.</p> <p>4. Provide grade changes.</p> <p>[Comment Correction; ; pg. N/A]</p>			
<b>Engineering Review</b>	<b>Sam Morman</b>	<b>(253)841-5411</b>	<b>SMorman@PuyallupWA.gov</b>
<p>- All walls exceeding 4-feet in height from the top of the wall to the base of the footing will require a separate building permit. [Grading Plan, pg. 1] [STORMWATER SITE PLAN; 2025\35043_43rd Ave MF Prelim Grd &amp; Util0.pdf; pg. 1]</p> <p>- Trash enclosures must meet Section 208 of the city design standards. See design criteria from section 208.3. This will include a roof covered enclosure area, and a drain plumbed to the sanitary sewer. [Grading Plan, pg. 1] [STORMWATER SITE PLAN; 2025\35043_43rd Ave MF Prelim Grd &amp; Util0.pdf; pg. 1]</p> <p>- Provide further conveyance system catchments to pick up runoff through the entire site. [Grading Plan, pg. 1] [STORMWATER SITE PLAN; 2025\35043_43rd Ave MF Prelim Grd &amp; Util0.pdf; pg. 1]</p> <p>- In accordance with PMC 14.20.020, sewer main extensions shall be carried across the full width of the property being served. New sewer mains are to be located 5-feet east or north of roadway centerlines. Update the sewer design accordingly. [Grading Plan, pg. 1] [STORMWATER SITE PLAN; 2025\35043_43rd Ave MF Prelim Grd &amp; Util0.pdf; pg. 1]</p> <p>- Show how the stormwater is being conveyed from the building to the infiltration system. [Grading Plan, pg. 1] [STORMWATER SITE PLAN; 2025\35043_43rd Ave MF Prelim Grd &amp; Util0.pdf; pg. 1]</p> <p>- Provide further clarification on how runoff from this area is conveyed into TDA NW rather than flowing toward the right of way TDAs. [Drainage Report, pg. 26] [PRELIM DRAINAGE REPORT; 2025\35043_43rd Ave MF Drainage Report_50228.pdf; pg. 26]</p> <p>- Provide further clarification on how runoff from this area is conveyed into TDA NW rather than flowing toward the right of way TDAs. [Drainage Report, pg. 26] [PRELIM DRAINAGE REPORT; 2025\35043_43rd Ave MF Drainage Report_50228.pdf; pg. 26]</p> <p>- Either show on this basin map, or provide another basin map that shows a breakdown of the</p>			

surface coverages. Include a table to accompany the surface coverage breakdown. [Drainage Report, pg. 26] [PRELIM DRAINAGE REPORT; 2025\35043\_43rd Ave MF Drainage Report\_50228.pdf; pg. 26]

**Engineering Traffic Review**

**Bryan Roberts**

**(253)841-5542**

**broberts@PuyallupWA.gov**

- The City of Puyallup is not requiring this development to extend 7th St SW for vehicular connectivity. However, the City will require a pedestrian connection path (within City ROW). Please reference planning comments for more details. [SITE PLAN; 2025\35043\_43rd Ave MF Prelim Site Plan0.pdf; pg. 1]
- Required roadway widening will allow for on-street parking on the west side of 7th street SW. To safely accommodate circulation of vehicles on this street (dead end) provide a small turnaround at northern terminus of 7th street SW. [SITE PLAN; 2025\35043\_43rd Ave MF Prelim Site Plan0.pdf; pg. 1]
- Place a City standard streetlight along the northern segment of 7th Street SW. Can be installed on the east side of the road to avoid overhead utilities. Use the following Leotek LED fixture:  
GCJ3-30J-MV-40K-2R-GY-080-XX [SITE PLAN; 2025\35043\_43rd Ave MF Prelim Site Plan0.pdf; pg. 1]
- The 7th Street SW centerline alignment (from 39th Ave SW) is 5ft farther west of the CL shown here. Adjust ROW dedication and frontage design (shift face of curb offset 5ft farther west). [SITE PLAN; 2025\35043\_43rd Ave MF Prelim Site Plan0.pdf; pg. 1]
- Provide ADA complaint wheelchair ramp on the NE corner of 7th St SW/43rd Ave SW [SITE PLAN; 2025\35043\_43rd Ave MF Prelim Site Plan0.pdf; pg. 1]
- Place a City standard streetlight near this intersection. Can be installed on the south side of intersection to avoid overhead utilities. Use the following Leotek LED fixture:  
GCJ3-30J-MV-40K-2R-GY-080-XX [SITE PLAN; 2025\35043\_43rd Ave MF Prelim Site Plan0.pdf; pg. 1]
- Based on preliminary measurements, the City will likely require "NO PARKING" signs to be installed along the 43rd Ave SW frontage to prevent sight obstructions [SITE PLAN; 2025\35043\_43rd Ave MF Prelim Site Plan0.pdf; pg. 1]
- Place a City standard streetlight near the proposed driveway. Use the following Leotek LED fixture:  
GCJ3-30J-MV-40K-2R-GY-080-XX [SITE PLAN; 2025\35043\_43rd Ave MF Prelim Site Plan0.pdf; pg. 1]
- 30ft width requirement [SITE PLAN; 2025\35043\_43rd Ave MF Prelim Site Plan0.pdf; pg. 1]
- Traffic Scoping is approved. Project will generate 20.4 PM peak hour trips.

A traffic impact analysis will not be required for this project (City intersections are not impacted by 25 or more PM peak hour vehicle trips).

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.

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.

School impact fees shall be paid directly to the school district in accordance with adopted fee at the time of collection by the District.

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. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.

During civil review, City staff shall review street tree placement, monument signage, fences, etc. to ensure required sight distance requirements are met.

Provide a copy of sight distance analysis consistent with previously approved AMR (PRAMR20221458)

Show entering sight lines (at proposed driveway and at 7th Street SW) on the landscaping plan. Adjust street tree placement or species to prevent sight obstruction.

Site access driveway shall meet our minimum commercial driveway requirements (30ft width).

Provide AutoTurn analysis for garbage truck navigating site. Coordinate with David Drake (Fire) for Fire Apparatus AutoTurn requirements.

During civil review, the City may required "end of road" and "end of sidewalk" treatments per City standards

Streetlights will be required along frontage.

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

Streetlight design shall provide the following:

Provide details on how streetlights will be powered

Location of conduit runs

Wiring Schedule

-Conduit size and type for each raceway

-Conductors details  
Pole schedule  
-STA & offset for each luminaire  
Show location of junction boxes  
[Comment Correction; ; pg. N/A]

## Conditions

Condition Category	Condition	Department	Condition Status
Public Noticing	Public notice sign must be posted on site in a publically visible location.	Planning Division	Resolved
Public Noticing	Signed Affidavit must be provided.	Planning Division	Resolved
	Per PMC 20.25.040 (11), large mechanical equipment shall be screened from surrounding residentially zoned properties and public rights-of-way. Minor utility equipment, such as small generators, utility meters, air conditioners, or junction boxes, which are less than three and one-half feet in height, shall be exempt from screening requirements. Alternative methods for screening may include the use of building or parapet walls, sight-obscuring fencing and/or landscaping, equipment enclosures, consolidation and orientation of devices towards the center of the rooftop, and/or the use of neutral color surfaces.	Planning Division	Open
	Per PMC 20.26.050(5), any design review decision granted by the design review and historic preservation board shall become null and void if not exercised within one year of the date of approval. If such design review decision is associated with a land use application, the one-year approval timeframe shall start from the date of land use permit approval. A design review decision shall be deemed exercised and remain in full force and effect when a complete building permit application, which is related to the board's decision, has been submitted.	Planning Division	Open

<b>Condition Category</b>	<b>Condition</b>	<b>Department</b>	<b>Condition Status</b>
	Per 20.58.005 (7), Landscaping installed as a part of an approved final landscape plan shall be maintained as to achieve the intended purpose of the landscaping, shall be free of all weeds and invasive plant materials and shall be free of litter/trash. No landscaping approved and installed under a final landscape plan may be modified, removed or otherwise substantially altered without prior approval from the director or designee through a revised final landscape plan. This shall not be construed to apply to normal maintenance activities, in accordance with ANSI A300 – Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices.	Planning Division	Open
SEPA Condition	This project is located in a high probability area for impacting cultural resources. The Puyallup Tribe has requested a cultural resource survey prior to any ground disturbance.	Planning Division	Open
	Per 20.58.035, all landscaping required by this title shall be installed prior to issuance of a final certificate of occupancy. Upon a finding that the time of year when a certificate of occupancy would be issued is inappropriate for installing all or part of the landscaping, due to weather constraints, the community development director may allow said plantings to be deferred for up to six months immediately following issuance of a certificate of occupancy.	Planning Division	Open
	Per PMC 11.28.035(3) and Section 12.2 of the VMS, for new tree plantings in any street right-of-way or established street tree easement, a street tree installation census must be completed. If the street tree installation is part of an approved site plan development, the census shall be completed during the final plan approval process. No fee shall be charged for this census, and it may be obtained from the Development Services Permit Center.	Planning Division	Open
	Traffic Scoping is approved. Project will generate	Traffic Division	Open

Condition Category	Condition	Department	Condition Status
	<p>20.4 PM peak hour trips.</p> <p>A traffic impact analysis will not be required for this project (City intersections are not impacted by 25 or more PM peak hour vehicle 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, planter strip, 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.</p> <p>During civil review, City staff shall review street tree placement, monument signage, fences, etc. to ensure required sight distance requirements are met.</p> <p>Provide a copy of sight distance analysis consistent with previously approved AMR (PRAMR20221458)</p>		



Condition Category	Condition	Department	Condition Status
	<p>Show entering sight lines (at proposed driveway and at 7th Street SW) on the landscaping plan. Adjust street tree placement or species to prevent sight obstruction.</p> <p>Site access driveway shall meet our minimum commercial driveway requirements (30ft width).</p> <p>Provide AutoTurn analysis for garbage truck navigating site. Coordinate with David Drake (Fire) for Fire Apparatus AutoTurn requirements.</p> <p>During civil review, the City may required "end of road" and "end of sidewalk" treatments per City standards</p> <p>Streetlights will be required along frontage.</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>Streetlight design shall provide the following: Provide details on how streetlights will be powered Location of conduit runs Wiring Schedule -Conduit size and type for each raceway -Conductors details Pole schedule -STA &amp; offset for each luminaire Show location of junction boxes</p>		

Sincerely,  
Nabila Comstock  
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Case # PLPSP20250041

