



City of Puyallup

Development Services Center

333 S Meridian, Puyallup, WA 98371

(253) 864-4165 Fax (253) 840-6678

www.cityofpuyallup.org

DATE: October 7, 2021

TO: Paul Green, Jim Job, Tammy Sorensen & Project File

FROM: Nabila Comstock - Planning Technician

PROJECT: P-21-0098/BRADLEY HEIGHTS

SITE ADDRESS: 202 27TH AVE SE

PROJECT DESCRIPTION (as provided by applicant): Development of Bradley Heights property (see previous pre-app P-19-0105). Develop property for 272 units in 14 buildings (2-4 stories), includes 237 parking units. Interested in MFTE program.

Thank you for meeting with the city's Development Services staff to discuss your proposed project.

For your use here is a memo to the file for this project, which highlights the issues discussed at our meeting. Please note that this is a list of specific issues discussed and is not intended to replace the final condition letter that will be provided to you when a formal application is submitted and reviewed.

We hope that you find this information helpful and informative as you proceed through the permitting process. If you have any questions or concerns regarding these notes, please do not hesitate to contact the appropriate staff member or me directly at (253) 770-3361.

We look forward to working with you on the completion of this project.

PLANNING – Chris Beale, 253-841-5418 cbeale@puyallupwa.gov

- Buildings M and N need to be adjusted to meet PMC 20.25.0216 - Building height reduction for RM-Core structures within 100 feet of an RS-zoned property. The maximum building height in the RM-Core zone shall be 36 feet within 100 feet of any RS-zoned property.
- Consideration needs to be made with regard to setback and landscape buffering for buildings F, G, H, M and N to the single family uses to the south and east. Additional setback, landscape buffering and upper floor step-downs need to be incorporated.
- The parking counts appear to be short of meeting code; is the applicant proposing a variance? How will the applicant mitigate? Will on street parallel parking be provided on the street frontage?
- Centralized open space of 10% is required; based on 7.78a, approximately 34,000 square feet of centralized areas of open space are required. What is OS 1 proposed to be used for by the residents of the development?

- How is the site proposed to be graded relative to our limits on retaining wall heights facing the exterior of the site?
- Some of the landscaping islands in the parking lot need to be adjust to 12-15' in width to meet the type IV design code – this will impact parking count.
- Architectural design review is required consistent with the downtown design guidelines. The Design Review Board is responsible for review and approval.
- The Puyallup School District provided the following notes:

The project site is located in the Puyallup School District, within the attendance areas of Wildwood Elementary, Ferrucci Junior High, and Emerald Ridge High School.

School bus transportation is currently provided in this area for students attending Wildwood and ERHS. PSD will likely request a bus stop waiting area be provided onsite near the project street frontage of 27th Ave SE. Elements of a school bus stop waiting area include hardscape, lighting, and a safe walk path connecting to each apt. building. Bus stop waiting area size and location will be determined after review of a finalized site plan with unit count submitted as part of future permitting. For student generation estimates, the district requests the bedroom count totals for all units.

The project site is located within the Ferrucci walk zone area. PSD will review future permitting with an eye towards pedestrian connections to the existing sidewalk network. The applicant may contact Brian Devereux, Director of Facilities Planning, Puyallup School District by phone 253-841-8772 or by email deverebj@puyallup.k12.wa.us with any questions.

- The maximum building height in the RM-Core zone shall be 36 feet within 100 feet of any RS-zoned property.
- All retaining walls along the site frontage are height limited. Cut walls are not height limited
 - 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 (3.5) feet above finished grade.
 - A minimum of six feet of stepback 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.
- The project is may not be providing the proper amount of required open spaces:

Private open space per ground floor dwelling unit in square feet	60
Private open space per upper story dwelling unit dimensions (on east, west and south elevations)	10 X 6'

- PMC 20.25.020 (13) and 20.25.040 (2)(a) require 10% of total net lot area* to be active open space. In residential projects, at least 10 percent of the net lot area shall be devoted to amenity areas for active use by residents of site units and shall be centrally located, and/or configured in an accessible and functional manner depending on topography, except that projects devoting at least 500 square feet of private open space per unit shall be exempt from this requirement. Specific site amenities (e.g., picnic areas, recreational areas, etc.) are encouraged within said areas.

***“Lot area, net” means the total area, exclusive of streets, alleys, road easements or private roads within the boundary lines of a lot. (PMC 20.15)**

- The project needs to comply with the downtown design guidelines, which will be reviewed and approved by the Design Review Board.

GIS PROPERTY DETAILS

QV Puyallup Detailed List - 0419036006

General Information	
Puyallup City Limit	Yes
City Owned Property	No
Concomitant Agreements	No
Regulated Floodplain 1980	No
Regulated Floodplain 2017	No
Regulated Seclusion Area	No
Future Land Use	HDR
General Habitat Areas	No
Plats	N/A
Potential Land Slide Hazard	Yes
Regional Growth Center	Yes
Revenue Development Area Boundary	No
Short Plat Number	9402280378
Soils	13B, 13C, 20B
Urban Growth Boundary Area	Yes

Volcanic Hazard Areas	No
Water System Name	FRUITLAND MUTUAL WATER COMPANY
Wetlands Inventory Puyallup	No
Zoning	RM-CORE
Zoning Overlay	N/A

<i>Property Development Standards – RM Zones</i>		
		<i>RM-Core</i>
(1)	<i>Min. lot area per building site in square feet</i>	-
	<i>Inside downtown planned action area</i>	-
	<i>Outside downtown planned action area</i>	4,000
(2)	<i>Minimum lot width</i>	40'
(3)	<i>Minimum lot depth</i>	70'
(4)	<i>Minimum front yard setback</i>	10' Refer to 20.25.0215
(5)	<i>Minimum rear yard setback</i>	0
(6)	<i>Minimum interior side yard setback</i>	0
(7)	<i>Minimum street side yard setback</i>	10' Refer to 20.25.0215
(8)	<i>Maximum building height</i>	50' Refer to 20.25.0205 and 20.25.0216
	<i>*See PMC 20.25.040(9) for height exceptions</i>	
(9)	<i>Maximum lot coverage by percentage of net lot area</i>	90%
(10)	<i>Minimum street frontage</i>	20'
(11)	<i>Minimum distance between buildings</i>	10'
(12)	<i>Minimum setback from principal or minor arterial as designated in the comprehensive plan</i>	Refer to 20.25.0215
(13)	<i>Minimum landscaped area by</i>	10%

	<i>percentage of net lot area for attached units</i>	
(14)	<i>Common open space for attached units</i>	–
(15)	<i>Private open space per ground floor dwelling unit in square feet</i>	60
(16)	<i>Private open space per upper story dwelling unit dimensions (on east, west and south elevations)</i>	10 X 6'
(17)	<i>For setbacks along abutting property line with an RS zone district, see PMC 20.26.200(9)</i>	
(18)	<i>Maximum floor area</i>	-

20.25.022 Maximum density – RM zones.

The following formulas shall be used to calculate the maximum number of dwelling units permissible for each RM zone. Where the calculation of allowable density results in a fraction 0.50 or above, the allowed dwelling unit count shall be rounded up. For density calculations resulting in 0.49 or less, the allowed dwelling unit count shall be rounded down:

(3) RM-Core. In the RM-Core zone, residential uses are permitted with no unit-per-acre density limit. All structures shall comply with design standards in the downtown design guidelines.

20.25.023 Minimum density – RM zones.

The minimum number of dwelling units per acre shall be established as follows for each RM zone:

(3) RM-Core: 16 units per acre outside the downtown planned action area

LAND USE PERMIT REQUIREMENTS

- Preliminary site plan, SEPA and design review applications are required. See below for more information regarding architectural design review.
- **Preapplication vicinity meeting required** for proposals of a new multiple-family project that containing 20 or more dwelling units.
 - Prior to submittal of an application for a land use permit, an informal preapplication vicinity meeting shall be held in accordance with the terms and requirements outlined in PMC 20.26.009. Contact the case planner for assistance with noticing address list and material requirements.
- To facilitate a complete submittal, provide the following documents:
 - Complete application form, with required # of copies and supporting documents, as outlined on the application form checklist. Consult with a permit technician if you

have questions about the minimum submittal checklist requirements (PermitsCenter@ci.puyallup.wa.us).

- Please provide the case planner a link to Sharepoint, Onedrive, or other cloud storage accessible link (excluding Dropbox), to all documents submitted under the application process.
- SEPA checklist with an 8.5”X11” or 11”X17” copy of the site plan
- Proposed building elevations, along with any applicable design review application.
- Required preliminary storm water report, consistent with Engineering’s requirements and notes contained in this letter or as otherwise directed by the case Engineer.
- Required Traffic Scoping Worksheet and Traffic Impact Analysis, consistent with Traffic Engineering’s requirements and notes contained in this letter or as otherwise directed by the city Traffic Engineer.
- Any required critical areas report, as noted herein by the case planner
- Preliminary landscape plan
- Geotechnical report, where required.
- Preliminary utility plan, or preliminary Technical Information Report (TIR), consistent with Engineering’s requirements and notes contained in this letter or as otherwise directed by the case Engineer.

LAND USE ANALYSIS

- The site is in the RM-Core zone district and the HDR Comprehensive Plan designated area. Consult PMC 20.25 for zone specific standards.
- In the RM-Core zone district, proposal for multi-family development is a permitted use; in this zone district, multi-family uses are permitted under PMC 20.25.010 (4).

CRITICAL AREAS ANALYSIS

- The following critical areas are known or suspected on or within the vicinity of the subject site:

	CRITICAL AREA
X	Critical aquifer recharge area
	10-year wellhead protection area
	5-year wellhead protection area
	1-year wellhead protection area
	Geologic hazard area – Volcanic hazard area
	Geologic hazard area – Landslide hazard area
X	Geologic hazard area – Erosion hazard area
X	Geologic hazard area – Seismic hazard areas
	Wetland and wetland buffer
	Fish and Wildlife Conservation Area - Stream and/or stream buffer
	Fish and Wildlife Conservation Area – General habitat area
	Flood prone area – 100-year floodplain
	Shoreline of the State

Critical areas:

- Critical area report(s) may be reviewed by the city’s third-party critical area review consultant. Please be aware that applicants are responsible for the cost of review by the

city's third-party consultant; there's an initial fee of \$160, followed by the consultant's review fee which is dependent on the amount of time spent on review (varies on the project).

- The following critical area report requirements are triggered by known or suspected critical areas:
 - **Critical aquifer recharge areas:**
 - Reporting requirements vary based on the proposed use of the property. Most land subdivisions will not trigger these report requirements for the purposes of subdividing the land, but may be triggered by future planned use of the land.
 - Activities that do not cause degradation of ground water quality and will not adversely affect the recharging of the aquifer may be permitted in a critical aquifer recharge area and do not require preparation of a critical area report; provided, that they comply with the city storm water management regulations and other applicable local, state and federal regulations. These activities typically include commercial and industrial development that does not include storage, processing, or handling of any hazardous substance, or other development that does not substantially divert, alter, or reduce the flow of surface or ground waters.
 - Activities that have the potential to cause degradation of ground water quality or adversely affect the recharging of an aquifer may be permitted in critical aquifer recharge areas pursuant to an approved critical area report in accordance with PMC 21.06.530 and 21.06.1150. These activities include:
 - Activities that substantially divert, alter, or reduce the flow of surface or ground waters, or otherwise adversely affect aquifer recharge;
 - The use, processing, storage or handling of hazardous substances, other than household chemicals used according to the directions specified on the packaging for domestic applications;
 - The use of injection wells, including on-site septic systems, *except those domestic septic systems releasing less than 14,500 gallons of effluent per day* and that are limited to *a maximum density of one system per one acre*;
 - Infiltration of storm water from pollution-generating surfaces; or
 - Any other activity determined by the director likely to have an adverse impact on ground water quality or on a recharge of the aquifer.
 - **Seismic hazard areas:**
 - The site may or may not be within a seismic hazard area, which is dependent upon site soil conditions. Please consult the building department and your geotechnical engineer for more information.
- Relevant code sections:
 - PMC 21.06.1120 Performance standards – Alteration of critical aquifer recharge areas.

ARCHITECTURAL DESIGN REVIEW ANALYSIS

- The project is subject to the downtown design guidelines (Per PMC 20.25.022 (3)). Your project will be reviewed by the Design Review Board. The DRB will review and approve, approve with conditions or deny your application.
- The guidelines are here:
<https://www.cityofpuyallup.org/DocumentCenter/View/10170/Downtown-Design-Guidelines---2019-Update->

OFF-STREET PARKING ANALYSIS

- 20.55.010 Number of parking spaces required:
 - Dwellings, multiple-family, including apartments, condominiums, duplexes and townhouses: two spaces per unit, except that in the RM-Core zone, the following parking standards shall apply:
 - In the RM-Core zone there shall be 1.5 parking spaces per unit;
 - Professional offices: one space for each 200 square feet of gross floor area for medical, clinical and dental offices or one space for each 300 square feet of gross floor area for other professional and business offices
- **Other relevant parking code sections to consult:**
 - PMC 20.55.016 Motorcycle/bicycle parking requirements.
 - PMC 20.55.018 Reduced parking requirements for low impact development
 - PMC 20.55.025 Compact parking spaces.
 - PMC 20.55.035 Aisle and driveway dimensions.
 - PMC 20.55.040 Conflict with use of street or alley
 - PMC 20.55.042 Parallel parking maneuverability in off-street parking lots
 - PMC 20.55.055 Improvement and maintenance of parking areas.

LANDSCAPING REQUIREMENTS ANALYSIS

- Existing tree(s) on the site which is larger than 15" in Diameter at Breast Height (DBH) is considered to be a 'significant tree' and must be retained, where possible. If your site includes any significant trees, then you must include a tree risk assessment completed by a certified arborist and provided with your land use application.
- Please provide a landscape plan indicating street trees consistent with the city's requirements as outlined in the Municipal Code (PMC 20.58) and the Vegetation Management Standards (VMS) manual; the VMS contains many of the specific design requirements for permitting and design. The VMS and appendices may be found here:
<https://www.cityofpuyallup.org/429/Planning-Services>
- If the proposed paved areas on site exceed 10,000 square feet, the project landscape architect will need to integrate the city's parking lot landscaping standards (Type IV standards). The site designer and landscape architect will need to review and integrate all the other design requirements of the type IV landscaping standards. We strongly suggest reviewing these requirements as early as possible to assess and determine costs, parking field layout and configuration of civil utilities as to minimize impacts for consistency with the Type IV standards. The Type IV standards have specific dimensional, location and square footage requirements that can have an effect on overall parking supply for the any proposed development.
- All parking lot landscape islands on your site plan need to be placed every 8 parking stalls and must be a minimum of 12' wide (minus curb)
- Perimeter Landscaping Required:

- The perimeter of all sites shall be landscaped the full depth of the required setbacks for the subject site, or 12 feet, whichever is less
- In no event shall a perimeter landscaping buffer be smaller than six (6) feet.
- Consult PMC 20.26.500 if the subject site is nonresidential in a residential zone area, or abuts a residentially zoned site. A 30' landscape buffer may apply.
- Storm water facilities shall be landscaped in accordance with SLD-02, contained in the VMS.
- Street trees are required, consistent with PMC 11.28 and the VMS.
- The perimeter of all parking areas and associated access drives which abut public rights-of-way shall be screened with on-site landscaping, earth berms, fencing, or a combination thereof.
- All trash containers shall be screened from abutting properties and public rights-of-way by substantial sight-obscuring landscaping. Sight-obscuring fences and walls can be substituted for plant materials
- All portions of a lot not devoted to building, future building, parking, access drives, walks, storage or accessory uses shall be landscaped in a manner consistent with the requirements of this chapter.

OTHER RELEVANT CODE SECTIONS TO CONSULT

- PMC 20.25.040
 - (3) Outdoor Storage of Vehicles.
 - (5) Fences and Walls.
 - (8) Trash and Recycling Receptacles.
 - (10) Sight Distance Requirements.
 - (11) Exterior Mechanical Equipment.
- PMC 20.60 (various sections, signs; see PMC 20.60.040 for RM specific standards)

ENGINEERING – JAMIE CARTER, 253-435-3616 jcarter@puyallupwa.gov

Engineered plans must follow the latest regulations and standards set forth in the Puyallup Municipal Code (PMC), the City Standards for Public Works Engineering and Construction (design standards), and the current City adopted stormwater manual at the time of civil permit application [PMC 21.10.040]. The stormwater design associated with this Development Permit will be reviewed for compliance with the 2014 amended Stormwater Management Manual for Western Washington (DOE manual), which is the current adopted stormwater manual. The comments provided below are project-specific in nature and should not be considered an exhaustive list of the requirements from the PMC, design standards, or the DOE manual.

CIVIL PERMIT APPLICATION

- Civil engineering drawings will be required for this project prior to issuance of the first building permit (The city has transitioned to electronic review. Please reach out to the city permit technicians at PermitCenter@PuyallupWA.gov and they will guide you how to submit). Included within the civil design package will be a utility plan overlaid with the landscape architects landscaping design to ensure that potential conflicts between the two designs have been addressed. **Engineering plans cannot be accepted until Planning Department requirements have been satisfied, including but not limited to, SEPA, Preliminary Site Plan approval, CUP, and/or Hearing Examiner conditions.**

- Civil engineering plan review fee is \$670.00 (plus an additional per hour rate of \$130.00 in excess of 5 hours). The Civil permit shall be \$300.00, and the inspection fee shall be 3% of the total cost of the project as calculated on the Engineering Division Cost Estimate form. [\[City of Puyallup Resolution No. 2098\]](#)
- **Civil Engineering drawings shall conform to the following City standards Sections 1.0 and 2.0:**
 - Engineering plans submitted for review and approval shall be on 24 x 36-inch sheets.
 - Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this project / plat.
 - The scale for design plans shall be indicated directly below the north arrow and shall be only 1"=20' or 1"=30'. The north arrow shall point up or to the right on the plans.
 - Engineering plan sheets shall be numbered sequentially in this manner: Sheet 1 of 20, Sheet 2 of 20, etc. ending in Sheet 20 of 20.
 - All applicable City Standard Notes and Standard Details shall be included on the construction plans for this project. A copy of the City Standards can be found on the City's web site under Office of the City Engineer, Engineering Services.

Revised Frontage Code:

New Commercial and Multi-Family Residential/Industrial Buildings or Expansion of Existing buildings:

- Any person or entity who constructs or causes to be constructed any new commercial/industrial building or expansion of an existing commercial/industrial building either of which have a structure improvement value exceeding \$200,000 in valuation shall construct curb, gutters, planter strips, street trees, sidewalks, storm drainage, street lighting, and one-half street paving (only required if the existing pavement condition is poor) in accordance with the city's Public Works Engineering and Construction Standards and Specifications. The frontage improvements shall be required along all street frontage adjoining the property upon which such building will be placed. Frontage improvements shall also be required where any reasonable access to the property connects to the public right-of-way, although the primary access is located on another parcel. There is no cap on frontage improvements for new buildings or expansion of existing buildings.
- A small amount of property may need to be dedicated to the City in order to accommodate the required frontage dimensions for this type of roadway.

WATER

Water Outside City Service Area:

- Water to this site is to be provided by Fruitland Mutual Water Company. Applicant shall design and construct watermain to meet Fruitland Mutual Water standards. Applicant is responsible for verifying the required level of backflow protection with the water authority. Water connection fees and systems development charges shall be in accordance with Fruitland Mutual Water Company. The applicant shall provide a water availability letter prior to building permit issuance for the site. [\[RCW 19.27.097 & PMC 14.02.130\]](#)
- Fire hydrants and other appurtenances such as Double Detector Check Valve Assembly (DDCVA) and Post Indicator Valve (PIV) shall be placed as directed by the Puyallup Fire Code Official.

- The existing fire hydrants along 27th Ave are on the North side of the road, across the street from the project site. This project will require new fire hydrant(s) to be placed on the South side of the street in accordance with the City of Puyallup's Fire Hydrant placement standards, summarized below in the FIRE section.

Fire Requirements (applies to both City Water and Water Purveyors):

Commercial/Townhome

- Each building has its own fire sprinkler system with a dedicated fire service line. The Domestic line will be separate. If fire requires and FDC for a construction type, use this comment and/or one below.
- Hydrants must be placed every 330 feet along street frontages.
- The domestic service line and fire system service line shall have a separate, independent connection to the supply main. If a separate fire line is to be utilized, a Double Check Valve Assembly (DCVA) will be required near the property line at the point of connection to the public main. The fire sprinkler double detector check valve assembly (DDCVA) may be located either inside, or outside, of the building. The sprinkler supply line shall be designed, and shown on the plan, **into the building** to the point of connection to the interior building riser. Provide plan and elevation detail(s) where the riser enters the building with dimensions, clearances, and joint restraint in accordance with NFPA 24. A post indicator valve (PIV) shall be provided for the fire sprinkler system in advance of the DDCVA. [PMC 14.02, CS 302.3, & CS 303]
- Fire hydrants shall be placed so that there is a minimum of 50-feet and a maximum 150-feet of separation from hydrants to any building walls. [PMC 16.08.080 & CS 301.2, 302.3]
- The Fire Department Connection (FDC) shall be located no closer than 10-feet and no further than 15-feet from a fire hydrant. [CS 302.3]

SEWER

- This property will be credited sewer development charges for the lots that are currently being served by public sewer.
- The proposed sewer system shall be designed and constructed to current City standards. [PMC 14.08.070]
- The applicant shall connect into the existing public system located within 27th Ave SE. If a proposed connection is to occur elsewhere, the applicant shall confirm that the system is located within a 40-foot easement dedicated to the City for maintenance purposes. [PMC 14.08.070, PMC17.42 & CS 401(14)]
- The existing sewer main in 27th Ave may require an upgrade. Include a capacity analysis for this run of sewer up to Meridian Ave.
- The sanitary sewer main shall be located 5-feet east or north of roadway centerlines. [PMC 17.42]
- If any buildings on site are connected to septic tanks, the applicant shall abandon the existing septic systems per Pierce County Health Department regulations. A Septic/Pump Tank Decommissioning Certification form must be completed and submitted to the Source Protection Program Department at (253) 798-6470.

- Verification of certification must be provided PRIOR to final city approvals. [PMC 14.08.070]
- A structure is needed to be placed at the property line to distinguish ownership/maintenance responsibility.
 - A separate and independent side sewer will be required from the public main to all building sites for each proposed lot. Side sewers shall be extended from the main 15-foot beyond the property line at the building site and shall be 6-inch minimum diameter with a 0.02 foot per foot slope. [PMC 14.08.110 & CS 401(7)]
 - Side sewers shall have a cleanout at the property line, at the building, and every 100 feet between the two points. [PMC 14.08.120 & CS 401(6)]
 - The City Sewer Department must conduct a visual inspection of a previously used side sewer to determine if that side sewer can be used again. Existing laterals must meet current standard to be used again. It is the responsibility of the property owner to expose the line as necessary for that inspection. The City reserves the right to request video inspection of the side sewer to assist in its determination. Redevelopment projects shall utilize the existing trench where possible. CS 401(15) and CS 401(16)
 - The construction of an area drain for the trash enclosure, if proposed, will require the enclosure to be covered to prevent stormwater infiltration into the sewer system.
 - Drainage for the underground parking shall be connected to the sanitary sewer system through an oil-water separator. [PMC 14.06.031 & CS 402.2]
 - All private oil-water facilities shall be maintained in accordance with Puyallup Municipal Code 14.06.031. Under this Title, records and certification of maintenance shall be made readily available to the City for review and inspection and must be maintained for a minimum of three years. If the owner fails to properly maintain the facility, the City, after giving the owner notice, may perform necessary maintenance at the owner's expense. [PMC 14.06.031 & CS 402.2]

STORMWATER

- The public storm system within 27th Ave SE will likely need to be extended to the Eastern property line as part of the required frontage improvements. The storm sewer main should be located under the proposed curb line and inlets added as appropriate to collect roadway drainage. This work may require relocation and a capacity assessment of the existing pipe.
- Design shall occur pursuant to the 2012 Stormwater Management Manual for Western Washington as amended in December 2014 (The 2014 SWMMWW).
- Preliminary feasibility/infeasibility testing for infiltration facilities shall be in accordance with the site analysis requirements of the Ecology Manual, Volume I, Chapter 3, specifically:
 - Groundwater evaluation, either instantaneous (MR1-5) or continuous monitoring well (MR1-9) during the wet weather months (**December 21 through April 1**).
 - Hydraulic conductivity testing:
 - If the development triggers Minimum Requirement #7 (flow control), if the site soils are consolidated, or is encumbered by a critical area a

Small Scale Pilot Infiltration Tests (PIT) during the wet weather months **(December 21 through April 1)** is required.

- If the development does not trigger Minimum Requirement #7, is not encumbered by a critical area, and is located on soils unconsolidated by glacial advance, grain size analyses may be substituted for the Small Scale PIT test at the discretion of the review engineer.
 - Testing to determine the hydraulic restriction layer.
 - Mounding analysis may be required in accordance with Ecology Volume III Section 3.3.8.
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- The applicant is responsible for submitting a **preliminary** stormwater management site plan (2 sets) which meets the design requirements provided by PMC Section 21.10 and Ecology Manual Volume I, Section 2.5.1. The preliminary stormwater site plan (PSSP) shall be submitted prior to **Preliminary Site Plan** approval to ensure that adequate stormwater facilities are anticipated prior to development of the individual lot(s). The preliminary stormwater site plan shall reasonably estimate the quantity of roof and driveway stormwater runoff and the application of On-site Stormwater Management BMPs for the proposed development.
 - The applicant shall include a completed stormwater flowchart, Figure 3.1, contained in Ecology's Phase II Municipal Stormwater Permit, Appendix I with the stormwater site plan. The link below may be used to obtain the flowchart:

<https://ecology.wa.gov/DOE/files/7a/7a6940d4-db41-4e00-85fe-7d0497102dfd.pdf>
 - Public right-of-way runoff shall be detained and treated independently from proposed private stormwater facilities. This shall be accomplished by providing separate publicly maintained storm facilities within a tract or dedicated right-of-way; enlarging the private facilities to account for bypass runoff; or other methods as approved by the City Engineer. [PMC 21.10.190(3)]
 - **The following items shall be included at the time of Civil permit submittal:**
 - A **permanent** storm water management plan which meets the design requirements provided by PMC Section 21.10. The plan and accompanying information shall provide sufficient information to evaluate the environmental characteristics of the affected areas, the potential impacts of the proposed development on surface water resources, and the effectiveness and acceptability of measures proposed for managing storm water runoff. The findings, existing and proposed impervious area, facility sizing, and overflow control shall be summarized in a written report. [PMC 21.10.190, 21.10.060]
 - A written technical report that clearly delineates any offsite basins tributary to the project site and includes the following information: [PMC 21.10.060]
 - the quantity of the offsite runoff;
 - the location(s) where the offsite runoff enters the project site;
 - how the offsite runoff will be routed through the project site.
 - the location of proposed retention/detention facilities
 - and, the location of proposed treatment facilities

- All pipe reaches shall be summarized in a Conveyance Table containing the following minimum information and included in the TIR:

Pipe Reach Name	Design Flow (cfs)
Structure Tributary Area	Pipe-Full Flow (cfs)
Pipe Diameter (in)	Water Depth at Design Flow (in)
Pipe Length (ft)	Critical Depth (in)
Pipe Slope (%)	Velocity at Design Flow (fps)
Manning's Coefficient (n)	Velocity at Pipe-Full Flow (fps)
HGL for each Pipe Reach	Percent full at Design Flow (%)

- In the event that during civil design, there is insufficient room for proposed stormwater facilities in the area(s) shown on the site development plan, the stormwater area(s) shall be increased as necessary so the final design will be in compliance with current City Standards. This may result in the number of lots being reduced, or a reduction in other site amenities. [\[PMC 21.10.060\(4\), 21.10.150\]](#)
- A Construction Stormwater General Permit shall be obtained from the Department of Ecology if any land disturbing activities such as clearing, grading, excavating and/or demolition will disturb one or more acres of land, or are part of larger common plan of development or sale that will ultimately disturb one or more acres of land. The link below may be used to obtain information to apply for this permit:

Stormwater R/D Facilities:

- Any above-ground stormwater facility shall be screened in accordance with planning requirements.
- Stormwater R/D facilities shall be a minimum of 20-feet from any public right-of-way, tract, vegetative buffer, and/or property line measured from the toe of the exterior slope/embankment of the facility. [\[PMC 21.10 & DOE Manual, Vol. V, Pg. 10-39 and Pg. 10-9\]](#)
- A minimum of 5-foot clearance shall be provided from the toe of the exterior slope/embankment to any tract, property line, fence, or any required vegetative buffer. [\[PMC 21.10 & CS 206\]](#)

FEES

- Water and sewer connection fees and systems development charges are due at the time of building permit issuance and do not vest until time of permit issuance. Fees are increased annually on February 1st. To obtain credit towards water and sewer System Development Fees for existing facilities, the applicant shall provide the City evidence of the existing plumbing fixtures prior to demolition or removal. A written breakdown of the removed fixture types, quantities, and associated fixture units shall accompany the building permit application and be subject to review and approval by the City. [\[PMC 14.02.040, 14.10.030, PMC 14.02.040\]](#)
- Stormwater system development fees are due at the time of civil permit issuance for commercial projects and at the time of building permit issuance for single family or duplex developments and do not vest until time of permit issuance. Fees are increased annually on February 1st. The City will assess the amount of existing credits applied to

the project based on how many credits the property is currently being billed for.

[PMC 14.26.070]

→**Water**

- Water connection fees and system development charge shall be in accordance with Fruitland Mutual Water Company.

→**Sewer**

- For each building, a sanitary sewer system development charge (SDC) will be assessed based on the number of “residential” units in the facility. Current SDC’s as of this writing are \$5,560.00 for the first residential unit and \$4,170.00 for each additional unit. [PMC 14.10.010, 14.10.030]

→**Stormwater**

- A Stormwater Systems Development fee will be assessed for each new equivalent service unit (ESU) in accordance with PMC Chapter 14.26. Each ESU is equal to 2,800 square feet of ‘hard’ surface. The current SDC as of this writing is \$3,360.00 per ESU.
- Property is currently being charged 52 ESUs or approximately 3.34 acres of hard surface. Any proposed increase to net hard surface will be billed as described as above.

TRAFFIC –BRYAN ROBERTS (253) 841-5542 broberts@puyallupwa.gov

- Traffic scoping worksheet will be required. The City policy requires the project trips to be estimated using the Institute of Transportation Engineers’ (ITE) Trip Generation, 10th Edition. In general, trip generation regression equations shall be used when the R2 value is 0.70 or greater. For single-family units and offices smaller than 30,000 SF, use ITE’s Trip Generation, average rate. The project trips shall be rounded to the nearest tenth. Trip credits would be allowed for any existing development.
- Once the traffic scoping worksheet is reviewed, a written response would be sent to the applicant’s traffic engineer outlining the scope of the project’s Traffic Access and Impact Study (TAIS).
- Park impact fee was established by Ordinance 3142 dated July 3, 2017 and shall be charged per new dwelling unit based on its size:

Size of Residential Dwelling	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

- The city has adopted a City-Wide Traffic Impact Fee of \$4,500 per PM peak hour trip and shall be paid prior to building permit issuance.

- 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. Based on the materials submitted, the applicant would be expected to construct half-street improvements on the following streets:
 - 27th Ave SE shall consist of curb, gutter, 34ft roadway, 8' sidewalks, 7.5' planter strip, and streetlights. The improvements shall be from street centerline. Assuming a symmetrical cross section, additional right-of-way (ROW) on 27th Ave SE may need to be dedicated to the city.
- City standard commercial driveway(s) shall be required along frontage. The width of the proposed site access driveway(s) shall be 30ft.
- Access driveways shall be aligned with the existing SHAG driveways on the north side of the 27th Ave SE.
- Driveways must have at least 150ft driveway spacing between the closest edge of each driveway.
- During preliminary site plan review a sight distance analysis may be required ensure drive locations meet City standards.
- Need to ensure City Roadway geometry standards are met along the western frontage. Compound curves are not allowed per City standards. Additional ROW may be necessary to meet City standards.
- AutoTurn analysis will be required to ensure the largest anticipated design vehicle can safely maneuver throughout site and driveways.
- With a viable walking path being installed on the south side 27th Ave SE, it may be necessary to remove the wheelchair ramp shown below (northeast side of 27th Ave SE)



FIRE PREVENTION – DAVID DRAKE, 253-864-4171 ddrake@puyallupwa.gov RAY COCKERHAM, 253-841-5585 RayC@puyallupwa.gov

- Verify available fire flow for accordance with IFC Appendix B and loop water main in accordance with Puyallup Municipal Code 16.08.
- The entrances shall meet ladder truck fire apparatus truck turning radiuses and approval of the angle of inclination.
- Fire sprinkler system per NFPA 13 is required.
- Fire Hydrants shall be at least 50' from the structure and the FDC supporting the fire sprinkler system shall be no closer than 10' and no greater than 15' from the hydrant.
- Provide Fire Hydrant locations, Fire Hydrants are required to reach the building within 400'.
- Riser rooms, FDC, PIV, Fire Hydrants will need to be shown on plans for complete code compliance review.
- Fire Alarm system required per NFPA 72 to include "Total Coverage" and U.L. Certification.
- Fire lane striping and No Parking signs will be addressed at Civils.
- Auto-turn or equivalent program required to demonstrate code compliance.
- IFC 2018 Edition Section D104.1 requires at least 2 means of fire apparatus access for each structure.
- Maximum road grade shall be 10%
- Per IFC 2018 Edition, Section D105 an aerial fire apparatus access road shall be required. Follow the requirements under this section. 26' fire access road required.
- Complex L has a dead-end fire lane that is over 150'. This will need to connect back into the entry in front of M.

BUILDING – DAVID LEAHY, 253-435-3618 DLeahy@puyallupwa.gov RAY COCKERHAM, 253-841-5585 RayC@puyallupwa.gov

- Building plans provided at time of Building Permit Application shall be complete and be based on the current edition of the Building Codes adopted by the State of Washington and the City of Puyallup in effect at the time of application.
- At this time there is not enough Building Code related information to provide an analysis of the area, type of construction and height to provide an accurate response to the proposal.
- As R-2 building they will be required to have the infrastructure for charging stations per 2018 IBC section 429 (Washington State Amendment)
- Provide complete details for the required type A & B units for these buildings.
- Provide complete fire rated details for all assemblies to be constructed.
- Show route of travel to the public way on the plans and it must be accessible.

PUYALLUP SCHOOL DISTRICT –BRIAN DEVEREUX (253) 841-8772 deverebj@puyallup.k12.wa.us

- The project site is located in the Puyallup School District, within the attendance areas of Wildwood Elementary, Ferrucci Junior High, and Emerald Ridge High School.
- School bus transportation is currently provided in this area for students attending Wildwood and ERHS. PSD will likely request a bus stop waiting area be provided onsite near the project street frontage of 27th Ave SE. Elements of a school bus stop waiting area include hardscape, lighting, and a safe walk path connecting to each apt. building. Bus stop waiting area size and location will be determined after review of a finalized site

Pre-app Notes

P-21-0098 Bradley Heights

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- plan with unit count submitted as part of future permitting. For student generation estimates, the district requests the bedroom count totals for all units.
- The project site is located within the Ferrucci walk zone area. PSD will review future permitting with an eye towards pedestrian connections to the existing sidewalk network. The applicant may contact Brian Devereux, Director of Facilities Planning, Puyallup School District by phone 253-841-8772 or by email deverebj@puyallup.k12.wa.us with any questions.