



City of Puyallup

Development and Permitting Services

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

DATE: February 23, 2022

TO: Rick Hand, Frankie Topasna

FROM: Nabila Comstock, Planning Technician

PROJECT: PLPRE20220004 – Sparks Stadium Event Parking

SITE ADDRESS: 601 7TH AVE SW, PUYALLUP, WA 98371

PROJECT DESCRIPTION (as provided by applicant): The Puyallup School District proposes to add event parking lot stall to the Sparks stadium site located at 601 7th Avenue SW, Puyallup 98371. See attached plans and application.

Thank you for meeting with the city's Development Services staff to discuss your proposed project. The following information highlights the issues discussed at our meeting and is provided for your use. Please note that the information provided 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, NComstock@PuyallupWA.gov. We look forward to working with you on the completion of this project.

ACTION ITEMS

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

- Trees appear to be topped along this frontage. Topping trees in required landscape areas is not permitted, Preliminary Parking Lot Layout, Sheet Ex. 6
- Preapplication vicinity meeting required for proposals of a new multiple-family project that contain 20 or more dwelling units or for commercial and/or any nonresidential projects on sites that are within 300 feet of residential development and which either: (a) are greater than 10,000 square feet in floor area; (b) include more than 20,000 square feet of impervious coverage; or (c) involve outdoor sales, fueling, services or repair. 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:
Permit submittals will be accepted by via the Cityview permit portal only

(<https://permits.puyallupwa.gov/Portal>).

Complete application form and supporting documents, as outlined on the application form checklist. Contact a permit technician for permit submittal instructions or if you have questions about the minimum submittal checklist requirements (PermitsCenter@puyallupwa.gov).

Written cover letter with project description (recommended)

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/or Traffic Impact Analysis, consistent with Traffic Engineering's requirements and notes contained in this letter or as otherwise directed by the city Traffic Engineer (where required).

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.

- Parking areas over 40 stalls require SEPA environmental review. It is understood that PSD will act as SEPA authority for this permit.
- 15' buffer from single family
- The site is in the Public Facilities (PF) zone district and the PF Comprehensive Plan designated area. Consult PMC 20.44 for zone specific standards. In the PF zone district, proposal for Athletic stadiums and arenas are permitted uses unless they require illumination for night-time use then they are conditionally permitted, since the parking lot expansion is proposed to serve the night time illuminated Athletic stadiums and is abutting a single-family zoned parcel, a CUP will be required for this project. Existing CUPs for Sparks Stadium: 86-65-022, 92-65-015
- Parking areas over 40 stalls require SEPA environmental review. PSD will act as SEPA authority for this permit.
- CUP Review: 1st review is completed approximately 45 days from complete application. All subsequent reviews are approximately 30 days. The timing of final approval depends on the number of revisions requested.
- No architectural design review is required since no building is proposed, however the standards of PMC 20.26 still apply to the project, including PMC 20.25.500 Zone transition standards.
- Development review for land use permits occurs in a 'phased' approach:
 - o Conditional Use permit (or any other land use permit) with SEPA precedes any submittal of a civil (site development) permit or building permit.
 - o After receiving the first DRT review letter, an applicant may petition development review team (DRT) staff for an early submittal waiver which would allow, at the risk of the applicant, the early submittal of Clear, Fill, and Grade permits only. No building or other civil permits shall be accepted until the CUP process has concluded.
 - o Approval of an early submittal waiver to allow concurrent review of civil and building permits with the land use permit(s) is at the discretion of DRT review staff.
 - o Early submittal waivers are not always approved and are considered at the discretion of staff based on the outstanding issues with the land use process.
 - o If a final condition letter is issued in lieu of a comment letter, no early submittal waiver

is needed and the project may proceed to civil and/or building permit(s). SEPA is most typically issued at the end of the DRT process, after a final DRT condition letter is issued.

- The following critical areas are known or suspected on or within the vicinity of the subject site:
Critical aquifer recharge area
10-year wellhead protection area
Geologic hazard area – Volcanic hazard area
Geologic hazard area – Seismic hazard areas
- The following critical area report requirements may be triggered by known or suspected Critical aquifer recharge areas. Reporting requirements vary based on the proposed use of the property. Most parking lots will not trigger these report requirements.
 - 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.
- The following critical area report requirements may be triggered by known or suspected Volcanic hazard areas: The site is within a volcanic hazard area. In the event of an eruption of Mt. Rainier, the site is expected to be inundated by pyroclastic flows, lava flows, debris avalanche, inundation by debris flows, lahars, mudflows, or related flooding resulting from volcanic activities. Uses and activities on this site shall comply with the city's critical area ordinance (Puyallup Municipal Code 21.06, Article XII, section 21.06.1260, or succeeding section, regarding volcanic hazard areas.
- The following critical area report requirements may be triggered by known or suspected 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.
- OFF-STREET PARKING ANALYSIS (20.55.010 Number of parking spaces required):

Stadiums and athletic fields with seating: one space for each five seats. A "seat" means 18 lineal inches of bench seating or seven square feet of seating floor area.

- Other relevant parking code sections to consult:
 - o PMC 20.55.016 Motorcycle/bicycle parking requirements.
 - o PMC 20.55.018 Reduced parking requirements for low impact development
 - o PMC 20.55.025 Compact parking spaces.
 - o PMC 20.55.035 Aisle and driveway dimensions.
 - o PMC 20.55.040 Conflict with use of street or alley
 - o PMC 20.55.042 Parallel parking maneuverability in off-street parking lots
 - o PMC 20.55.055 Improvement and maintenance of parking areas.
 - o PMC 20.56 Electrical vehicle infrastructure- requirement
 - o PMC 20.55.045 Use of common parking facilities
 - o PMC 20.55.050 Joint use of parking facilities
- OPTIONS TO REDUCE PARKING REQUIREMENTS (20.55.018 Reduced parking requirements for low impact development)

A reduction in parking requirements from what is required may be requested for a specific development or redevelopment project as part of a comprehensive project approach to incorporating low impact development principles, consistent with PMC 20.05.070 and Chapter 20.10 PMC.

 - o A 10 percent maximum reduction in parking requirements may be approved for parking areas composed of pervious pavement or where the reduced parking area is used for a low impact development storm water facility.
 - o A 20 percent maximum reduction in parking requirements may be approved for clustered site design where the reduced parking area is used for tree retention or native landscaping. Native landscaping and tree retention must be voluntary landscaping above and beyond the basic landscaping requirements from PMC 20.58 and the implementing VMS design manual.
 - o Reduced parking requirements are subject to approval from the planning director or the director's designee upon review of potential adverse impacts
- LANDSCAPING REQUIREMENTS ANALYSIS: PMC 20.58 outlines landscaping requirements. The city has a companion design manual – the Vegetation Management Standards (VMS) manual – found here: <https://www.cityofpuyallup.org/DocumentCenter/View/1133/Vegetation-Management-Standards-?bidId=>
- Perimeter landscaping requirements:
 - 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
 - Minimum landscaped setback along common boundary with any R zone (Note: project site will be considered a 'parking lot for a school or similar use' for purposes of minimum landscaping standards abutting R zones):
 - For public parks, schools, and similar uses: 15 feet for perimeters abutting a structure or parking lot on the PF-zoned site; none for perimeters abutting other portions of a PF-zoned site, including playfields and open space areas. Public parks, schools and other similar uses subject to these landscaped setback standards shall not be subject to the perimeter buffer

standards of PMC 20.26.500;

-For all other uses: 15 feet or as required in PMC 20.26.500, whichever is greater;

-Or as otherwise established through a conditional use permit or master plan;

-Perimeter landscape standards contained in this section shall supersede any perimeter standards in PMC 20.58.005(2). Stormwater control facilities on PF sites shall be subject to the landscape standards of PMC 20.58.005(3). In no event shall a perimeter landscaping buffer be smaller than six (6) feet. In zone districts where the underlying building setback allows less than 6', a building footprint may project into a landscape yard. However, in no case shall paving areas project into landscape yards.

-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.

- Front (South) Landscaping; 12' wide
Rear (North) Landscaping; 15' wide; See PMC 20.26.500 (2) for type of landscaping and other standards
Side (West) Landscaping; 12'
- Significant trees: 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.
- Street trees:
 - Street trees are required if sufficient planter width exists to plant them, consistent with PMC 11.28 and the VMS.
 - Please provide a landscape plan indicating street trees consistent with the city's requirements as outlined in the Municipal Code (PMC 20.58), the Vegetation Management Standards (VMS) manual and city Public Works standards, found here:
<https://www.cityofpuyallup.org/1445/100---Roadway>
 - City Standards 01.02.02, 01.02.03, 01.02.04, 01.02.08A
- Parking lot landscaping:
 - Applicability: If the proposed paved areas on site exceed 10,000 square feet, the project landscape architect shall design to 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, including:
 - No more than eight (8) parking spaces shall be placed consecutively without a landscaping island.
 - All perimeter landscape islands (defined as islands which project into parking lots from an area connected to a perimeter landscape yard) shall be a minimum of 12' wide with a minimum area of 200 sq ft of area.
 - All internal landscape islands (landscape islands entirely surrounded by paving) shall be a minimum of 15' in width with a minimum area of 500 sq ft.
 - 'Head-to-head' parking stalls and internal landscape islands shall be separated by a

'connector landscaping strip' a minimum of 6' in width

-All internal landscape islands and connector strips shall include a single row of structural soil cells (EX. Silva cells, or equivalent) along the perimeter of all internal parking lot landscape islands where parking spaces are proposed (under the pavement directly abutting the outer edge of the landscape island, except in drive lanes)

-All 'head-to-head' parking stalls internal to a parking lot shall have internal island 'end caps' to separate the parking stalls from abutting drive aisles. These 'end cap' islands shall follow the requirements for internal islands (size, dimensions, required landscaping, etc.).

-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 may reduce the overall off-street parking stall count

- Other landscaping standards

-Storm water facilities shall be landscaped in accordance with SLD-02, contained in 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.

- Lighting. To avoid glare and light spill, all outdoor lighting shall conform to the following standards:

-Use downward directional lighting. Except for architectural lighting using low-wattage (60-watt maximum) incandescent designer bulbs, light fixtures shall be of a type that casts light downward (e.g., "shoe box" style pole lamps, "eyebrow" style wall packs, recessed and flush-mounted ceiling fixtures). The sides and top of the fixture's housing shall be totally opaque. Fixtures may not be tilted beyond their horizontal plane or otherwise modified to cast light sideways. Spotlights for signage purposes are exempt from these standards, provided they conform to the signage standards described in subsection (8) of this section.

-Light sources (e.g., light bulbs, lamps or fluorescent tubes) shall not extend below the bottom edge of the fixture's solid and opaque housing.

-Translucent drop lenses are prohibited. If lenses are desired, they must be flush with, or extend no lower than, the bottom edge of the fixture's solid and opaque housing.

-Avoid excessive light throw. Lighting shall not be cast beyond the premises and shall be limited to illumination of surfaces intended for pedestrians or vehicles. Light fixtures shall include all necessary refractors within the housing to direct lighting to areas intended to be illuminated.

-Limit height of lighting fixtures. Light fixtures shall be no higher than 20 feet above any finished grade level within 10 feet of the fixture.

-Outdoor Lighting. Building-mounted lighting and aerial-mounted floodlighting shall shield direct lighting from other properties. Ground-mounted floodlighting or light projection above

the horizontal plane is prohibited between midnight and sunrise. All lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. These provisions shall not apply to athletic fields.

- Maximum building height: same as the most restrictive abutting zone at the required setback line; building height may be increased one and one-half feet for each additional foot of setback up to a maximum height of 50 feet; or as otherwise approved through a conditional use permit or master plan. This height limit applies to all structures and poles.
- No fence greater than three and one-half feet in height may encroach within the prescribed front and street side yard setbacks; provided, this restriction shall not apply to chain-link fencing or netting associated with athletic fields. See PMC 20.44.020 for list of setbacks

Building Review - David Leahy; (253) 435-3618; DLeahy@PuyallupWA.gov

- Amount of accessible parking stall shown on the plans does not meet the minimum requirements of 2018 IBC table 1106.1 as you would need a minimum of 7 accessible stalls and they all need an accessible route to them shown on the plans.

Fire Review - David Drake; (253) 864-4171; DDrake@PuyallupWA.gov

- 1. The alley will not be an Exit for a fire truck. The fire lane will be the complete loop.
- 2. Auto-turn or equivalent program required to demonstrate fire apparatus turning radius.
- 3. Parking island radius may need to be reconfigured.

Engineering Review - 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 (ECY manual), which is the current adopted stormwater manual (The City will update to the 2019 Manual on July 1, 2022). 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 ECY manual.
- CIVIL PERMIT APPLICATION
 - Civil engineering drawings will be required for this project (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).
 - Civil Engineering plan review fee is \$670.00 (plus an additional \$130.00 per hour for reviews in excess of five 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 Estimating Form. [City of Puyallup Resolution No.2098]
 - Civil Engineering drawings shall conform to the following City standards Sections 1.0 and 2.0:
 - o Engineering plans submitted for review and approval shall be on 24 x 36-inch sheets.
 - o Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this project/plat.
 - o 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.

- o 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.
- o 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.
- WATER
 - Any existing services that are to be abandoned at this site shall be disconnected at the main, the corp. stop removed, and the service plugged to city standards. [PMC 14.02.120(f)]
- SEWER
 - Any existing services shall be capped at the main and the remainder of the pipe filled with CDF, OR service shall be capped at the main and plugged on each end with concrete for a distance of two pipe diameters. [PMC 14.08.040 (d)]
- STORMWATER
 - Design shall occur pursuant to the 2012 Stormwater Management Manual for Western Washington as amended in December 2014 (The 2014 SWMMWW) and current City Standards. The City plans to transition to the 2019 Storm Water Manual for Western Washington on July 1st, 2022. [PMC 21.10.040]
 - 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:
 - o 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.
 - o 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.
 - If infiltration facilities/BMPs are feasible, the number of tests shall be based on the area contributing to the proposed facility/BMP, e.g., one test for every 5,000 square feet of permeable pavement or one test for each bio-retention cell.
 - Erosion control measures for this site will be critical. A comprehensive erosion control plan will be required as part of the civil permit application.
 - Should the planning review precede the civil review the applicant is responsible for submitting a preliminary stormwater management site plan (2 sets) which meets the design requirements provided by PMC 21.10 and Ecology Manual Volume I, Section 2.5.1. The preliminary stormwater site plan (PSSP) shall be submitted to ensure that adequate stormwater facilities are anticipated prior to submittal of civil plans. 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>

Stormwater Retention/Detention (R/D) Facilities:

- Overflow facilities shall be provided for any proposed R/D facilities in accordance with City standards. This may include a downstream analysis of up to a quarter mile.
- 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. 10-9]

The following items shall be included at the time of Civil permit submittal:

- o 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]
- o A written technical report that clearly delineates any offsite basins tributary to the project site and includes the following information: [PMC 21.10.060]
- o the quantity of the offsite runoff;
- o the location(s) where the offsite runoff enters the project site;
- o how the offsite runoff will be routed through the project site.
- o the location of proposed retention/detention facilities
- o and, the location of proposed treatment facilities

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

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 (%)

- All private storm drainage facilities shall be covered by a Stormwater Management & BMP Facilities Agreement provided by the City and recorded with Pierce County. Under this agreement if the owner fails to properly maintain the facilities, the City, after giving the owner

proper notice, may perform necessary maintenance at the owner's expense.

- GRADING:

- A Grading Plan conforming to all requirements of PMC Section 21.14.120 will be required prior to infrastructure construction. The Plan shall be prepared by a Civil Engineer licensed in the State of Washington. [PMC 21.14.070]
- Cross sections will be required at various points along the property lines extending 30-feet onto adjacent properties to assure no impact from storm water damming or runoff. [PMC 17.42 & CS 502.1]
- The following notes shall be added to the first sheet of the TЕСP:
"At any time during construction it is determined by the City that mud and debris are being tracked onto public streets with insufficient cleanup, all work shall cease on the project until this condition is corrected. The contractor and/or the owner shall immediately take all steps necessary to prevent future tracking of mud and debris into the public ROW, which may include the installation of a wheel wash facility on-site."
"Contractor shall designate a Washington Department of Ecology certified erosion and sediment control lead person and shall comply with the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project."
"Sediment-laden runoff shall not be allowed to discharge beyond the construction limits in accordance with the Project's NPDES General Stormwater Permit."
"The permanent infiltration system shall not be utilized for TЕС runoff. Connect infiltration trench to road system only after construction is complete and site is stabilized and paved."
- A geotechnical report conforming to all requirements in PMC Sections 21.14.150 and 21.14.160 may be required prior to civil/grading/stormwater review. The Report shall be prepared by a Civil Engineer or Engineering Geologist licensed in the State of Washington. Prior to final acceptance of this project, the author of the Report shall provide certification to the City of the following:
 - The project was constructed in accordance with the recommendations contained in the report.

- FEES

- 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.

?Redevelopment

- For existing Stormwater facilities the City will assess the amount of existing Equivalent Service Units (1 ESU = 2800 square feet of 'hard' surface) already 'connected' and credit that number against the proposed increase in hard surface. [PMC 14.26.070]

?New Development

- 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 \$3,560.00 per ESU.

- FAIR RESTRICTIONS

- The City of Puyallup employs separate weekday and weekend (Fri-Sun) construction zone and construction route restrictions during the Fair. Refer to the City Website document center for information.

Traffic Review - Bryan Roberts; (253) 841-5542; broberts@PuyallupWA.gov

- Since there are no building improvements being proposed, frontage improvements are not required.
- Since there are no building improvements being proposed, traffic impact fees are not required.
- City will likely require ROW dedication on the NW corner of 7th Ave SW and 5th St SW. This ROW dedication will help facilitate radius upgrades at this corner to allow for future EB/WB left turn pockets.
- The existing 20ft alley access driveway at 7th Ave SW must be upgraded to meet current City and ADA standards.
- During design review, an AutoTurn analysis will be required to analyze largest anticipated design vehicle.
- City will likely require ROW dedication on the SW corner of 5th Ave SW and 5th St SW. This ROW dedication will help facilitate future radius/ADA upgrades at this corner