

City of Puyallup Development and Permitting Services 333 S. Meridian, Puyallup, WA 98371 (253) 864-4165 www.cityofpuyallup.org

DATE: May 10, 2022

TO: Troy Jackson

FROM: Gabriel Clark, Planning Technician

PROJECT: PLPRE20220047

SITE ADDRESS: 925 9TH ST SW, PUYALLUP, WA 98371;

PROJECT DESCRIPTION (as provided by applicant): New construction Duplex with ADU

- "bulk, scale, architectural style" requirements
- frontage improvements
- 100 year flood plain (habitat assessment, compensatory storage)

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) 770-3330, GClark@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 LAND USE PERMIT REQUIREMENTS

The following land use permits are required for your proposal:

- Conditional Use Permit Application:
- http://cityofpuyallup.org/DocumentCenter/View/9769/Conditional-Use-Permit
- Duplex design guidelines review applications (See below for more information regarding architectural design review): https://www.cityofpuyallup.org/DocumentCenter/View/15273/2026100-Duplex-Triplex-Review-Application
- Preapplication vicinity meeting will not be required for this proposal.
- To facilitate a complete submittal, provide the following documents:
- o Permit submittals will be accepted by via the Cityview permit portal only (https://permits.puyallupwa.gov/Portal).
- o Complete application form and supporting documents, as outlined on the application form

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checklist.

o Contact a permit technician for permit submittal instructions or if you have questions about the minimum submittal checklist requirements (PermitsCenter@puyallupwa.gov).

o Written cover letter with project description (recommended)

o Proposed building elevations, along with any applicable design review application checklist.

o Required preliminary storm water report, consistent with Engineering's requirements and notes contained in this letter or as otherwise directed by the case Engineer.

o 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.

o Any required critical areas report, as noted herein by the case planner

- o Preliminary landscape plan
- o Geotechnical report, where required.

o 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.

PERMIT TIMING

• Conditional Use Permit review is estimated to take 45 days for the first review letter to be issued from the date the application is determined to be complete. All subsequent reviews are approximately 30 days. The timing of final approval depends on the number of revisions requested.

• Administrative design review occurs in conjunction with the land use review. Conditions may be issued that would be plan checked at the time of final permit(s).

• Development review for land use permits occurs in a 'phased' approach:

o Conditional Use permit (or any other land use permit) 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 civil and/or building permit(s) prior to the final DRT condition letter. For CUPs, only Clear, Fill, and Grade permits may be allowed to be applied for early.

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 Public Hearing: Once the Design Review Team (DRT) has issued a Final DRT Letter, the project will be schedule for a public hearing with the City's Hearing Examiner. The City's Hearing Examiner with make the final decision about the proposal and may add additional conditions.

o If the Conditional Use permit is approved by the Hearing Examiner, then the applicant may apply for construction permits.

LAND USE ANALYSIS

• The site is in the RS-08 zone district. Consult PMC 20.20 for zone specific standards.

• In the RS-08 zone district, proposal for Duplex is a conditionally permitted use; in the RS-08 zone district, conditionally permitted uses are permitted under PMC 20.20.015.

• Duplex residential structure, subject to the following standards and criteria:

(a) The property is zoned RS-08 and has a minimum lot area of 10,000 square feet;

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• The lot is above 10,000 sf (10,860 sf) therefore the proposal would meet this requirement.

(b) Only one duplex structure shall be permitted per legal lot which qualifies as to minimum lot area;

• Only one duplex is being proposed.

(c) All existing and proposed buildings containing duplex and triplex dwelling units shall not exceed 20 percent of the total number of residential buildings located within a radius of 250 feet. Accessory dwelling units shall not be counted as additional residential buildings;

o There are no duplexes or triplexes within a radius of 250 feet of the site. Therefore this proposal would not exceed the 20% saturation standard listed above.

o See report available for download on portal page for this pre-app. Report document titled "Parcel Data - 250' Radius from APN 5505202702"

(d) The scale, bulk, architectural style and location on the lot of all structures shall be compatible with the established character of the neighborhood.

o Provide a spreadsheet containing the following data concerning all properties within 250 ft of the property:

Address

Total size in square footage of all buildings

Use of all buildings

o Provide narrative as to how the scale and bulk of the proposed building is compatible with the scale and bulk of neighboring properties. After discussion with other planning staff following the preapp meeting, there is concern that the bulk and scale of this proposal may not be compatible with the scale and bulk of the neighboring properties.

o Provide a narrative describing how this property's architectural features are compatible with the architectural features of neighboring properties. This narrative is usually written by the project architect.

• Proposals for an Accessory Dwelling Unit (ADU) are a permitted use. in the RS-08 zone district, conditionally permitted uses are permitted under PMC 20.20.010.

• One accessory dwelling unit on each lot subject to the following standards and criteria: (a) The property is zoned RS-04, RS-06, RS-08, RS-10 or RS-35; and

(b) Any attached accessory dwelling unit shall not exceed 900 square feet of floor area or 40 percent of the floor area of the primary dwelling, whichever is less, nor have more than two bedrooms; and (c) A detached accessory dwelling unit shall not exceed 700 square feet, if located in a new structure, or 900 square feet, if a conversion of an existing structure, or 40 percent of the floor area of the new or existing primary structure, whichever is less. Additionally, the detached unit shall not have more than two bedrooms; and

(d) An attached accessory dwelling unit may be created either through internal conversion of a portion of the primary structure or through construction of an addition to the primary structure. An addition to an existing home wherein the addition contains component parts of an accessory dwelling unit, but the addition would not result in a separate fire wall a with separate exterior entrance to the unit, shall not constitute an attached accessory unit and shall be considered an addition to the existing home only; and

(e) Any additional entrance resulting from the creation of an attached accessory dwelling unit may not face the same side of the lot facing the street or the same side of the building the primary dwelling unit front door faces so as to appear as a duplex; and

(f) Utilities for the accessory dwelling unit shall be metered jointly with the primary dwelling unit; and

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(g) The scale, bulk, architectural style and location on the lot of all detached accessory dwelling units shall be compatible with the established character of the neighborhood. Plywood and other similar sheet siding materials, such as T1-11 siding, shall not be used; and

(h) Either the primary dwelling unit or the accessory dwelling unit shall be physically occupied by at least one property owner of record during the life of the accessory dwelling unit. Owners shall sign an affidavit which attests to their residency for at least six months of every year. This affidavit shall be binding upon the owner or successive owners during the life of the accessory dwelling unit and be recorded with the Pierce County auditor's office on the title of the real property upon which the ADU is located; and

(i) Accessory dwelling units shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit; and

(j) All owners of illegal accessory dwelling units shall also be required to either legalize the unit or remove it.

PROPERTY DEVELOPMENT STANDARDS

Code Standards RS-08 Proposed Project Minimum lot area per building site in square feet 10,000 sq. ft. (due to proposed duplex use) COMPLIANT Minimum front yard setback 20' COMPLIANT Minimum rear yard setback 20' COMPLIANT Minimum interior side yard setback 5' UNKNOWN Minimum street side yard setback 15' COMPLIANT Minimum Floor Area Ratio 0.55:1 COMPLIANT Maximum lot coverage (Building) 45% COMPLIANT (assuming calculations meet definition of "coverage, lot" in PMC 20.15.005) UNKNOWN - See Max building height 28' (only single-family homes are allowed to be 36' tall) Non-single-family house definition for height in PMC 20.15.005

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

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Contaminated Site

• The following critical area report requirements may be triggered by known or suspected critical areas:

o 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.

o 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.

o 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.

o Stream and/or stream buffer areas:

A report from a qualified biologist, meeting the requirements of PMC 21.06.1070 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 streams.

o 100-year floodplain areas:

Applicants for development permits in the 100-year floodplain shall submit a habitat assessment prepared by a qualified biologist evaluating the effects and/or indirect effects of the

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proposed development (during both construction and operation) on the floodplain functions and documenting that the proposed development will not result in "take" of any species listed as threatened or endangered under the ESA. See PMC 21.07.050 (c) for more details.

o PMC 21.06.1120 Performance standards – Alteration of critical aquifer recharge areas.

o PMC 21.06.1260 Performance standards – Volcanic hazard areas

o Subdivisions/plats - Critical area tracts required:

Critical area tracts shall be used in development proposals for subdivisions to delineate and protect the following contiguous critical areas and buffers comprising 5,000 square feet or more of area:

- All landslide and erosion hazard areas and buffers;
- All wetlands and buffers;
- All fish and wildlife habitat areas and buffers; and
- All other lands to be protected from alterations as conditioned by project approval.

Critical area tracts shall be designated as native growth protection areas and shall be recorded on all documents of title of record for all affected lots.

Critical area tracts shall be designated on the face of the plat or recorded drawing in a format approved by the city attorney. The designation shall include the following restrictions:

- An assurance that native vegetation within the growth protection area will be preserved;
- The right of the city to enforce the terms of the restriction; and

• The city may require that any required critical area tract be dedicated to the city, held in an undivided interest by each owner of a building lot within the development with the ownership interest passing with the ownership of the lot, or held by an incorporated homeowner's association or other legal entity (such as a land trust), which assures the ownership, maintenance, and protection of the tract in accordance with PMC 19.12.070(4).

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).

ARCHITECTURAL DESIGN REVIEW ANALYSIS

• The project is subject to Duplex/Triplex design review of PMC 20.26.100. Your project will be reviewed administratively by the Director, or designee. The Director will review and approve, approve with conditions or deny your application.

• Your Design Review application is not a separate application, it is a supplemental form to your conditional use permit application and will be reviewed concurrently with that application.

• The following is a short summary of areas flagged for attention as you finalize the design. This is not an exhaustive review of the design review submittal and is advisory only.

• (1) Menu Options for Duplex and Triplex Front Facade Modulation. At least two of the following architectural design features listed below must be utilized to establish variety in architectural massing which is consistent with and complimentary to the scale of single-family houses:

• (a) Modulating building facade characterized by facade intervals no wider than 24 feet with at least a two-foot offset between each interval;

(b) Angled facets, including bay windows, covered entrances, and other similar features
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projecting out from the front facade at least three feet;

• (c) Between stories of a building, a change in materials or colors separated by continuous horizontal trim bands, or a recess or projection of at least two feet (credit for this option applies only toward multistory buildings);

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Example of Duplex or Triplex Front

Facade Modulation

• (d) Between modulated facade intervals defined in subsection (1)(a) of this section, a change in materials, siding types, and color scheme, or a grouping of trees located within the niche or recess between projecting facade intervals or, in lieu of a required modulating interval, a stand of trees with a canopy of 1,000 square feet (as measured frontal view rather than top view) upon mature height located no farther than 20 feet from that portion of the facade where modulation is otherwise required. Groupings of trees may consist of existing vegetation with new trees added to enhance the planting;

• (e) Garage doors and front entry doors facing different directions than the doors of the abutting unit(s) in such a manner as to avoid a book-matched or mirror-image design in the facade and so that, in elevation view, the structure's overall door and window fenestration resembles a single-family house.

• (2) Menu Options for Treatment of Duplex and Triplex Entrances. Multiple entrances to separate units which are visible to the street shall include at least two of the following entrance features:

• (a) Porches protected by a roof overhang or canopy;

• (b) Wall material within the entryway that is different and distinct from the material of the front facade;

• (c) Differentiation among front entry designs by such means as variation in porch roof designs, column and balustrade designs, courtyard designs (e.g., courtyard walls, gates, paving and landscaping), door designs and (in conjunction with other variation techniques) door colors;

• (d) Front entry door facing a different direction than the door of the abutting unit(s).

• (3) Average Setbacks of Duplex and Triplex Structures in RS Zones. The front yard shall be either the average of the front yards of the single-family structure on either side, or not less than minimum front yard setback established in PMC 20.20.020(5), whichever is less. In the case where one of the adjacent lots is vacant, or in the case of a corner lot, averaging shall be accomplished by averaging the minimum setback requirement, with the adjacent structure(s) within 100 feet on either side.

• (4) Duplex and Triplex Roof Pitches. All duplexes and triplexes shall have a roof pitch no less steep than 4:12 for coverage of no less than 65 percent of the structure.

• Example of Roof Pitch of 4:12

on at Least 65% of Structure

• (5) Duplex and Triplex Roof Lengths. For all duplexes and triplexes exceeding one story in height, no ridgeline shall be greater than 24 feet in length without a five-foot vertical or sloped offset that creates a new ridgeline that is at least 10 feet in length.

• (6) Duplex and Triplex Front Forward Garages. Structures with garages placed forward of the living portion of the dwellings shall contain window openings on the front facade, not including openings into the garage, equal to no less than one-half (50 percent) of the surface area of the garage doors.

Example of Appropriate Duplex or

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Triplex Front Garage Treatment

• (7) Duplex and Triplex Orientation to the Street. Streetfront orientation or a facade of a side elevation containing proportionally at least as many windows, trim, siding and other building details as on the front elevation shall be required if the duplex or triplex structure faces a traditional street system or public right-of-way.

• Example of Duplex or Triplex Orientation to Street

OFF-STREET PARKING ANALYSIS

• 20.55.010 Number of parking spaces required:

o Dwellings, multiple-family, including apartments, condominiums, duplexes and townhouses: two spaces per unit.

- 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

LANDSCAPING REQUIREMENTS ANALYSIS

PMC 20.58 outlines landscaping requirements. The city has a companion design manual – the Vegetation Management Standards (VMS) manual – found here:

• (cityofpuyallup.org Planning Services Current Planning (tab) Vegetation Management Standards (PDF link)

• https://www.cityofpuyallup.org/DocumentCenter/View/1133/Vegetation-Management-Standards-?bidId=

Perimeter landscaping requirements:

• Required Landscaping. Required front and street side yards shall be landscaped. All required landscaping shall be maintained in a neat condition.

Street trees:

• Street trees are recommended for dwelling of four units or less, where there is adequate planter strip space available in the right-of-way, 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

o Standards 01.02.02, 01.02.03, 01.02.04, 01.02.08A

Building Review - Janelle Montgomery; (253) 770-3328; JMontgomery@PuyallupWA.gov

• 1. Building plans will need to be complete with all building, mechanical, plumbing and energy code requirements that apply to project. Note each unit will require separate 2018 WSEC reports for residential and not completed as one project.

2. Plans will need to be per the applicable 2018 codes adopted February 1, 2021 for all permits. As discussed at pre-app per the stacked living units additional fire rating is required. Reference R302.3 and R302.3.3 of the 2018 IRC.

3. Upon submittal of building permit, verify items in the City of Puyallup Municipal code Chapter 21.07 Flood Damage Protection has been addressed.

4. Please reach out to me if I can answer any other questions in relationship to Building code items for this project. No other Building items at this time.

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

1. Fire Sprinklers are required based on low water pressure. A hydraulic model may be requested at the applicants expense to determine exact GPM.
2. Review for this project will be based on a Triplex.

Engineering Review - Lance Hollingsworth; (253) 770-3337; LHollingsworth@PuyallupWA.gov

• ENGINEERING – Lance Hollingsworth (253) 290-2126 lhollingsworth@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 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

A civil permit application is required for any project required to construct frontage at a site that doesn't have existing vertical curb, and a project proposing new connections to city.

• 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:

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.

UTILITIES:

The utilities requirements in the notes below applies to the scenario the project becomes a Duplex with an ADU.

WATER

Water Within City Service Area:

• There is a 6" Cast Iron Public water main on the opposite side of 9th St SW and a 6" Ductile Iron public water main ending approximately 90 feet west of the subject parcel on the parcel side of 10th Ave SW.

• A water meter box serving this parcel exists at the time the GIS imagery was taken in the frontage of 9th ST SW. This is not verification of the presence of an existing meter.

• Any proposed water system shall be designed and constructed to current City standards. [PMC 14.02.120]

Water Meter Options

Option 1

Provide 2 meters to provide water to the Owner Unit/ADU and the tenant unit. This method charges each owner individually for water consumption.

Option 2

Provide a single water meter and split water costs among tenants.

• Any wells on the site must be decommissioned in accordance with Washington State requirements. Documentation of the decommissioning must be provided along with submittal of engineering drawings. If an existing well is to remain, the well protection zone shall be clearly delineated and appropriate backflow protection (Reduced Pressure Backflow Assemblies) shall be installed at all points of connection to the public water system. [PMC 14.02.220(3)(b)]

• The City will provide and install the water meters required to service the site. Note: a 1" minimum water meter is required for buildings requiring a sprinkler system [PMC 14.02.120(f) & CS 301.3]

• To demo a private well: The applicant is responsible to demolish the existing private well per Tacoma Pierce County Health Department requirements. A decommissioning certificate shall be filed with Pierce County and a copy submitted to the City of Puyallup.

• 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

Backflow Protection:

• If a Fire Sprinkler system is required, a reduced pressure backflow assembly (RPBA) will be required on the domestic line at each location where the proposed water main connects to the public system. [PMC 14.02.220(3) & CS 302]

• If an RPBA is not appropriate then the applicant shall provide backflow protection with the installation of a double check valve assembly (DCVA) on the domestic connection to the public water main. A plumbing permit is required for this work to be completed; and the unit should be located outside the building, immediately downstream of the existing water meter if possible. If an irrigation system is also proposed, a DCVA is required on that line as well. [PMC 14.02.220(3) & CS 302.2]

SEWER

• There appears to be a sewer cleanout on the property connected to an 8" concrete sewer Main in 9th St SW.

• There is also an 8" concrete sewer main in 10th Ave SW.

• The proposed sewer system shall be designed and constructed to current City standards. [PMC 14.08.070]

• 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 applicant may need to provide a new connection into the existing public system located within 9th St SW.

• 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 standards 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)

STORMWATER

• There is currently a 24" Storm Main in 9th SW and a drainage ditch on the opposite side of 10th Ave SW.

• Design shall occur pursuant to the 2012 Stormwater Management Manual for Western Washington as amended in December, 2014 (The 2014 SWMMWW). Note that the city is adopting the 2019 Ecology manual in June of 2022. Vesting to an Ecology manual is granted with an approved permanent stormwater plan as part of a City of Puyallup permit.

• 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.

• 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

• 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

• 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.

For Properties in the Floodplain (PMC 21.07.050)

AE Zone

• This site is within a Special Flood Hazard Area as determined by the National Flood Insurance Program Community Panel Number 53053C0341E, dated March 7, 2017. Development of the property shall adhere to the regulations contained in PMC Chapter 20.49 and Chapter 21.07. Specifically:

- The applicant shall submit a habitat assessment prepared by a qualified professional evaluating the effects and/or indirect effects of the proposed development (during both construction and post-construction) on floodplain functions and documenting that the proposed development will not result in "take" of any species listed as threatened or endangered under the Endangered Species Act (ESA).

- If less than 1:1 compensatory storage is proposed, the written assessment shall include a hydrologic and hydraulic analysis to determine any effects on floodplain storage capacity, increased flood heights, or increased velocities.

- If it is determined that the proposed project will impact any listed species or their habitat, the applicant shall provide a mitigation plan to achieve equivalent or greater biologic functions as those lost prior to development of the site.

- New construction and substantial improvement of any structure will require that the lowest floor, including the basement, shall be elevated 1-foot above the base flood. This can best be done with Stem walls and flood vents.

- The Garage may be within the floodplain, but any electronic equipment inside the garage shall be placed 1 foot above the flood plain.

FEES

• Water and sewer connection fees and system 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.

• 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.

New Development

Water

• For each building, a water 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 \$4,260.00 for the first residential unit and \$3,195.00 for each additional unit per building. [PMC 14.02.040, 14.10.030]

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 \$5,890.00 for the first residential unit and \$4,417.50 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 \$3,560.00 per ESU.

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

• Traffic scoping worksheet will be required. City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) Trip Generation, 11th 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.

The city has adopted a City-Wide Traffic Impact Fee of \$4,500 per PM peak hour trip. Final fees will be calculated and assessed by the City at the time of building permit issuance.

Park Impact Fee (Per residential dwelling Unit):

Pre-application Meeting Notes

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

ADUs are charged 80% less for Traffic Impact Fees & Park Impact Fees.

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.

o 9th St SW – old curb cuts need to be replaced – City inspector would need to go out and evaluate the existing condition of pavement & frontage. Any sidewalk panels or curb/gutter that are in poor condition would need to be replaced

o 10th St SW would need to be constructed to current City standards include new curb/gutter/sidewalk and planter strip. The existing utility pole located on the corner would need to be relocated

The City Engineer would be open to accepting fee-in-leu as an alternative to constructing frontage. As a condition, the City would still require the roadway width to be widened to 20ft with the fee-in-leu option.