



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

May 12, 2022
Staci Saunders
2601 S. 35th St., Ste. 200
Tacoma, WA 98374

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLPSP20220016
PROJECT NAME	43rd Ave. Multi-Family
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	Proposed 4-story apartment building on a 1.67 acre site in the RM-Core zone with 58 units, 76 parking stalls, and open space/recreation areas. Project will include storm water improvements, landscaping, new street improvements and utilities. Project is subject to Downtown Design Review Guidelines and review and approval by the city Design Review Board.
SITE ADDRESS	XXX 7 th St SW
PARCEL #	4320000160
ASSOCIATED LAND USE PERMIT(S)	PLDDG20220017
APPLICATION DATE	February 17, 2022
APPLICATION COMPLETE DATE	March 08, 2022
PROJECT STATUS	<u>Active Development Review Team (DRT) review case – resubmittal required.</u> Please address review comments below and resubmit revised permit materials and by responding in writing to the remaining items that need to be addressed.
APPROVAL EXPIRATION	N/A – Active permit application, not approved

CONDITIONS	<p>Active permit application, not approved;</p> <p>Pursuant to PMC 20.11.022 regarding inactive applications, any and all pending land use applications or plat applications shall be deemed null and void unless a timely re-submittal is made to the City within 1 year of issuance of this Development Review Team (DRT) comment letter.</p> <p>DRT review letters typically identify requested corrections, studies or other additional required pieces of information necessary to demonstrate conformance with the City's adopted development standards and codes.</p> <p>Subsequent applicant re-submittals shall make a good faith effort to respond to each request from this letter in order for the application to remain active.</p> <p>The failure to provide timely responses or lack of providing the requested material(s) within the 1-year window following DRT comment letter issuance shall be grounds for expiration, thus deeming the pending application null and void with or without a full or partial refund of application fees.</p>
-------------------	--

HOW TO USE THIS LETTER

This review letter includes two sections: **"Action Items"** and **"Conditions"**.

The **"Action Items"** section includes all items that the applicant must address to comply with the Puyallup Municipal Code (PMC) and city standards. Items listed in under **Action Items** require a resubmittal under this permit for further review by the Development Review Team (DRT); your application is not approved. Please make those updates to the proposed plans and resubmit for review. Please include a response letter outlining how you have revised your proposal to meet these items for ease of plan check by DRT members.

The **"Conditions"** are items that will govern the final permit submittal(s) for the project. Please be aware that these conditions will become conditions of the final permits and/or recommendations to the Hearing Examiner, if applicable.

If you have questions regarding the action items or conditions outlined in this letter, please contact the appropriate staff member directly using the phone number and/or email provided.

ACTION ITEMS

Planning Review - Nabila Comstock; (253) 770-3361; NComstock@PuyallupWA.gov

Site Plan

- Please provide a surveyed site plan that delineates where the exact property lines are located to assist with determining if the required RM-Core setbacks, property development standards, and design requirements are being met. [design review conceptual, pg.1]
- Please provide a dimensioned floor plan layout for each floor that includes the proposed square footage of the exterior decks. This was not included in the submitted plans. [design review conceptual, pg.1]
- There is a 0' rear yard setback for the RM-Core zone. The site plan shows a 6' setback from the property line between the property line and the parking lot. The proposed site plan does not reflect the 25' landslide hazard area buffer setback established by GeoResources (which may change to 32' based on the required updated report). Please see Landau Associates' third-party review of the geotechnical report prepared by GeoResources in Documents & Images on the CityView Portal for more details on the required landslide hazard area buffers. [design review conceptual, pg. 1]
- Please provide the mid-roof height for each elevation on the plans. [design review conceptual, pg. 2]
- Please document the parking reduction request you are pursuing from PMC 20.55.018 on the site plan sheet under the parking calculation [design review conceptual, pg.1]

Landscape Plan

1. Red maple is a prohibited street tree (VMS 12.11)
2. For projects involving nine (9) to fifteen (15) trees, at least three (3) different trees (all of differing genus) shall be used. (VMS 12.6)

Parking

1. Per PMC 20.55.025, whenever five or more spaces are required, 30 percent of the required parking spaces should be compact parking spaces. Currently, 9 compact spaces are proposed. You may provide up to 21 compact stalls.
2. Please document the calculation and proposal for LID parking reduction you are pursuing per PMC 20.55.018 on the site plan sheet under the parking calculation. [design review conceptual, pg. 1]

Critical Areas

1. Existing tree(s) on the site where there are larger than 15" in diameter at breast height (DBH) are considered to be 'significant trees' and must be retained, where possible.
 - a. 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. Trees along perimeter areas of the site are of high value to preservation.
 - b. Tree retention is part of the parking reduction you are requesting. We will need to see what trees are to be retained, especially in the open space area on the SW corner of the site plan (west of the building, 4,268 sq ft).

2. The Critical Area Report prepared by Russell & Associates has been reviewed by our third part consultant, Confluence Environmental Company. Confluence has confirmed that there are no wetlands or streams on-site or within 300-feet of the parcel. However, corrections need to be made to the report and resubmitted to the City for review. Please see their full review letter in Documents & Images in the CityView Portal.

In summary, we concur that no wetlands or streams are on-site or within 300 feet of the parcel.

The following actions are needed to correct issues with the report:

- Update the report to include the date of the field investigation.
- Update the report to include the qualifications of Mr. Russell.
- Update the report to correct the parcel number.
- Include an updated site plan with the report, including locations where data were collected and either removing the proposed development features or correcting them to match the updated proposed development.

3. The Geotechnical Report prepared by GeoResources has been reviewed by our third-party consultant, Landau Associates. Landau has noted multiple deficiencies in the submitted geotechnical report. Please see their full review letter in Documents & Images in the CityView Portal.

Landau has reviewed the geotechnical document provided by the applicant and notes the following deficiencies:

- GeoResources' proposed 25-ft buffer does not satisfy the requirements in PMC 21.06.1240(1)(a)(ii). The landslide hazard area buffer "shall be equal to the height of the slope or 25 feet, whichever is greater." The standard buffer may be reduced by 25 percent if a qualified professional can demonstrate that the reduction will adequately protect the proposed development and minimize or eliminate life safety risks on and off site. In its report, GeoResources states that slopes in the northern portion of the site have a vertical relief of up to 32 ft. GeoResources should evaluate if the 25-ft minimum buffer is appropriate for these slopes and provide supporting data in accordance with PMC 21.06.1240(1)(a)(ii). If a buffer reduction is deemed inadequate, the buffer should be increased to equal the height of the slope, where applicable.
- Per PMC 21.06.1210(3)(a), sites with soil identified as having a "moderate to severe," "severe," or "very severe" erosion potential shall be considered EHAs. GeoResources should revise its report to state whether an EHA(s) is present at the site.
- The conceptual site plan prepared by Ross Deckman and Associates, Inc. (2022) shows a 6-ft buffer between the parking lot and the northern property line. This does not accord with GeoResources' recommended 25-ft buffer. GeoResources should review the site plan and address the buffer width shown.

GeoResources should be required to address the above comments and submit a revised geotechnical engineering report.

SEPA Checklist

1. The Squaxin Island Tribe have provided a comment letter. Please see the attachment in Documents & Images in the CityView Portal.
2. The Nisqually Indian Tribe have provided a comment letter. Please see the attachment in Documents & Images in the CityView Portal.
3. The Puyallup Tribe has asked for a cultural resource survey to be conducted prior to any ground disturbance. Please see the attachment in Documents & Images in the CityView Portal.
 - a. The city will be considering these Cultural Resources comments and is preliminarily identifying this as a mitigation measure in the preparation of a SEPA MDNS; such a condition would require the applicant to prepare an archaeological site investigation, in accordance with state DAHP and Tribal standards/guidelines prior to permit issuance.
4. The Puyallup School District has provided a comment letter. Please see the attachment in Documents & Images in the CityView Portal.

The applicant proposes to construct 58 market-rate apartment units. Based upon this information, the district estimates the development will generate:

 - Eight elementary students
 - Three junior high students
 - Three high school students

The site is located within the Zeiger Elementary, Ballou Junior High and Rogers High School service areas within the Puyallup School District. School bus transportation is planned for students attending each of these schools from this project. The district will likely pick up students at the SW corner of the property and requests that an 80 square foot minimum hard surface waiting area be constructed adjacent to the sidewalk in this area. In addition, street or pedestrian-level lighting should be provided to properly illuminate the waiting area during the dark morning hours.
5. The Tacoma Pierce County Health Department has provided a comment letter. Please see the attachment in Documents & Images in the CityView Portal.
6. The Department of Ecology has provided a comment letter. Please see the attachment in Documents & Images in the CityView Portal.

Design Review

1. Design review comments are forthcoming with the associated design review permit PLDDG20220017 in the coming week.

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

- Fire cannot review the application until Traffic and Planning conditions are met. Both comments will change the outcome of the site plan. Application not reviewed.

Engineering Review - Jamie Carter; (253) 435-3616; JCarter@puyallupwa.gov

- Correct typo to correct parcel number, Wetland Preliminary Assessment, Pg. 1
- Layout provided does not match submitted layout., Wetland Preliminary Assessment, Pg. 4
- No site plan was submitted for the Preliminary Site Plan review. Reviewer reached out to Engineer directly and still did not receive a site plan under this application. This severely limits the scope of the review. Comments on the Stormwater Drainage Report have been provided, but could be affected by the contents of the site plan. [Preliminary Storm Drainage Report. Cover Page]
- City to transition to 2019 SWMMWW on July 1, 2022. Only projects with current applications deemed complete before this date and constructed before 2027 shall be vested. [Preliminary Storm Drainage Report, Page 4]
- Refer to City of Puyallup Design Standards, Section 204.4 for approved pipe types. [Preliminary Storm Drainage Report, Page 18].
- Overall, the proposed stormwater improvements in the Preliminary Storm Drainage Report appear to meet the requirements, although an engineering site plan will still be required to approve the Preliminary Site Plan review. From the pre-application notes:
 - The applicant is responsible for submitting a preliminary stormwater management site plan 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 preliminary site plan should also include any known information about proposed structures, location of proposed utilities (not just storm), existing contours and finished grades.
- This development falls within the Fruitland Mutual Water Company's district and is subject to their review during Civil review. The City will facilitate the review and provide documents to Fruitland Mutual Water Company.

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

- Per previous communication with the applicant, a sight distance analysis is required at the intersection of 7th St SW/43rd Ave SW. City can't review the preliminary site plan submittal until this document is received because of possible impacts to access locations & building layout.

CONDITIONS

Sincerely,
Nabila Comstock

DRT Letter
May 12, 2022

Case PLPSP20220016
Page 6 of 7

Assistant Planner
(253) 770-3361
NComstock@PuyallupWA.gov