



City of Puyallup

**Planning Division**

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**August 11, 2022**

**Bill Riley**

**1002 39th ave SW Suite 303**

**Puyallup, WA 98373**

<b>FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER</b>	
<b>PERMIT #</b>	P-21-0096
<b>PROJECT NAME</b>	COPPERBERRY CONDOMINIUMS
<b>PERMIT TYPE</b>	Preliminary Site Plan
<b>PROJECT DESCRIPTION</b>	COPPERBERRY CONDOMINIUMS
<b>SITE ADDRESS</b>	000 9TH STPL SE ;
<b>PARCEL #</b>	4389000160; 4389000170; 4389000180; 4947200070;
<b>ASSOCIATED LAND USE PERMIT(S)</b>	P-21-0014
<b>APPLICATION DATE</b>	August 30, 2021
<b>APPLICATION COMPLETE DATE</b>	
<b>PROJECT STATUS</b>	<b><u>Final Development Review Team (DRT) letter – application approved.</u></b> The latest revised copy of submitted materials has fulfilled the city’s requirements related to the land use permit in accordance with the following conditions and notes. The project is now proceeding into final SEPA review and issuance, followed by the scheduling of a public hearing on the project.
<b>APPROVAL EXPIRATION</b>	
<b>CONDITIONS</b>	<b><u>See notes and conditions below.</u></b> The project shall conform to all conditions outlined herein and shall comply with all applicable provisions of the Municipal Code and any SEPA conditions (if SEPA environmental review was performed).

**HOW TO USE THIS LETTER**

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.

## CONDITIONS

The following are conditions of approval. All future civil and/or building permit submittals shall comply with the following conditions, if any:

**Planning Division** - Chris Beale; 2538415418; CBeale@PuyallupWA.gov

- - Final landscape plan required at the time of civil permit. More detailed comments regarding perimeter landscape treatment and design should be expected by applicant team at that time.
- Final plan check on design review will occur at the time of final building permit submittal.
- Final limits of clearing shall be consistent with tree report retention recommendations. Final grading plans should be provided to the project arborist prior to final submittal of civils.

**Development & Permitting Services** - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- As a condition of approval of this Preliminary Site Plan (P-21-0096) the water service must be shown in the Civil Permit Submittal Documents as connected to Fruitland Mutual Water Company's system as they are the water purveyors for that area. The water line that the proposed service is connected to on the plans is a transmission line that supports fire hydrants only. Domestic connections are not allowed on this pipe and the civil submittal shall represent this. Also, as a condition of approval, a water availability letter from the purveyor must be provided with the first Civil Permit Submittal. The July 13 re-submission stated that the letter was provided but it cannot be located in our system.

**Development & Permitting Services** - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- 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.

**Development & Permitting Services** - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- If the valuation of the proposed improvements exceeds \$150,000, the applicant shall construct and/or replace any substandard curbs, gutters, sidewalks, storm drainage, half-street paving, and street lights in accordance with the City's standards and specifications along all street frontage adjoining the property, per PMC 11.08.030.

**Development & Permitting Services** - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- The minimum distance between water lines and sewer lines shall be 10-feet horizontally and 18-inches vertically. If this criterion cannot be met, the applicant shall isolate the sewer and water lines by encasement, shielding, or other approved methods. [PMC 14.02.120(f) & CS 301.1(8)]

**Development & Permitting Services** - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Water and sewer pipes and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines.

**Development & Permitting Services** - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- The applicant shall verify the level of backflow protection required for the domestic water supply with Fruitland Mutual Water Company. (Note: The City of Puyallup requires a reduced pressure backflow assembly (RPBA) on all commercial projects tied into the City's water system.) [PMC 14.02.220(3) & CS 302.2]

**Development & Permitting Services** - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Fire hydrants and other appurtenances such as DDCVA and PIV shall be placed as directed by the Puyallup Fire Code Official. Fire hydrants shall be placed so that there is a minimum of 50-feet of separation from hydrants to any building walls. [PMC 16.08.080 & CS 301.2, 302.3]

**Development & Permitting Services** - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- The Fire Department Connection (FDC) shall be located no closer than 10-feet and no further than 15-feet from a fire hydrant. (Note: If the project is utilizing a fire booster pump, the FDC must connect to the sprinkler system on the discharge side of the pump in accordance with NFPA regulations.) A post indicator valve (PIV) shall be provided for the fire sprinkler system in advance of the DDCVA. [CS 302.3]

**Development & Permitting Services** - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- Water connection fees and systems development charges shall be in accordance with Fruitland Mutual Water Company requirements.

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- A separate and independent side sewer will be required from the public main to the project site. Side sewers shall be 6-inch minimum diameter with a 0.02 foot per foot slope. Side sewers shall have a cleanout at the property line, at the building, and every 100 feet between the two points. [PMC 14.08.110 & CS 401(6)]

**Development & Permitting Services** - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- The construction of a trash enclosure will require the enclosure pad to be elevated to prevent stormwater run-on. If a sewer area drain is proposed for any trash enclosure, then the entire enclosure shall be covered to prevent stormwater run-on and inflow into the sewer system.

**Development & Permitting Services** - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- At the time of civil permit application, the applicant is responsible for submitting a permanent storm water management plan which meets the design requirements provided by PMC Section 21.10. [PMC 21.10.190, 21.10.060]

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- Upon civil permit application, the following items shall be provided:
  1. A separate street lighting and channelization plan shall be provided in accordance with City Standards.
  2. Commercial and Multi-family projects shall provide an autoturn analysis for the largest anticipated vehicle that would access the site. Curb radii and entrance dimensions shall be increased as necessary to allow vehicles to access the site without encroaching into adjacent lanes of traffic.
  3. Root barriers in accordance with City Standard Detail 01.02.03 shall be installed for all street trees within ten (10) feet of the public ROW.
  4. Wheel chair ramps, accessible routes, etc. shall be constructed in accordance with City Standards and current ADA regulations. If there is a conflict between the City Standards and ADA regulations, the ADA regulations shall take precedence over the City's requirements. [PMC 17.42]

5. Any surface area proposed for parking, drive aisle, or outdoor storage shall be paved with asphalt or concrete. [PMC 20.30.045(3), 20.35.035(3), 20.44.045(2)]

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- Any curb, gutter, sidewalk, or other existing improvements which currently do not meet City Standards, or are damaged during construction, shall be replaced. [PMC 11.08.020]

**Development & Permitting Services** - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- At the time of civil permit application, the following notes shall be added to the first sheet of the TЕСP:
  1. 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.
  2. Contractor shall designate a Washington Department of Ecology certified erosion and sediment control leadperson, and shall comply with the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project.
  3. Sediment-laden runoff shall not be allowed to discharge beyond the construction limits in accordance with the Project's NPDES General Stormwater Permit.
  4. 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.

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- Civil engineering drawings will be required for this project prior to issuance of the first building permit. Included within the civil design package shall be a utility plan overlaid with the proposed landscaping design to ensure that potential conflicts between the two designs have been addressed.

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- 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 City Engineering, Development Engineering.

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- A Traffic Scoping Worksheet will be required. City policy requires the project trips be estimated using the Institute of Transportation Engineers' (ITE) Trip Generation, 10th Edition. In general, trip generation regression equations shall be used when the R<sup>2</sup> 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.

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- A 30-foot commercial driveway will be required for site access. See City Standard 01.02.16, 01.02.17, or 01.02.18.

Sincerely,

Chris Beale  
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CBeale@PuyallupWA.gov