



## **City of Puyallup**

### **Development Services Center**

333 S Meridian, Puyallup, WA 98371

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

[www.cityofpuyallup.org](http://www.cityofpuyallup.org)

**DATE:** 07/27/21

**TO:** Jackson Castaneda, Samantha Keimig, John Everett, Nohely Moreno & Project File

**FROM:** Nabila Comstock - Planning Technician

**PROJECT:** P-21-0078

**SITE ADDRESS:** 111 5<sup>TH</sup> St SE

**PROJECT DESCRIPTION (as provided by applicant):** CUP for light industrial uses and ancillary storage associated with primary use within units. Building to be divided into four (4) units and used for partial workspace and for storage of associated materials.

Thank you for meeting with the city's Development Services staff to discuss your proposed project. For your use here is a memo to the file for this project, which highlights the issues discussed at our meeting. Please note that this is a list of specific issues discussed and is not intended to replace the final condition letter that will be provided to you when a formal application is submitted and reviewed. We hope that you find this information helpful and informative as you proceed through the permitting process. If you have any questions or concerns regarding these notes, please do not hesitate to contact the appropriate staff member or me directly at (253) 770-3361.

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

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**PLANNING** –Rachael Brown, 253-770-3363 [rbrown@puyallupwa.gov](mailto:rbrown@puyallupwa.gov)

*This letter is intended to outline specific code sections and other standards that may be applicable to the project. This is not an exhaustive list and other requirements may be triggered by the actual development proposal. The applicant is advised and encouraged to consult the Puyallup Municipal Code (PMC) when finalizing their application proposal and contact the planner listed above with questions*

#### **GENERAL SITE PLAN COMMENTS SUMMARY**

- The City would be willing to review a woonerf concept at the plaza space that incorporates vehicle access and the required pedestrian amenities for conformance with PMC 20.30.037. Please provide scaled elevations of the plaza space with your CUP application.

#### **LAND USE PERMIT REQUIREMENTS**

The following land use permits are required for your proposal:

- Conditional Use Permit (which will require a public hearing with the City of Puyallup Hearing Examiner)
  - CUP application form: <http://cityofpuyallup.org/DocumentCenter/View/9769/Conditional-Use-Permit>

- SEPA environmental checklist (Only if the building exceeds 4,000 sf of building area or the project, including required right-of-way improvements, would include more than 500 cubic yards of fill or excavated material).
- Nonresidential design guidelines review applications (See below for more information regarding architectural design review)
- Preapplication vicinity meeting is not required for this proposal as presented. A preapplication vicinity meeting is only required for proposals of a new multiple-family project that containing 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:
  - Complete application form, with required # of copies 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](mailto:PermitsCenter@puyallupwa.gov)).
  - SEPA checklist with an 8.5"X11" or 11"X17" copy of the site plan (if required)
  - Proposed building elevations, along with any applicable design review application.
  - Required preliminary storm water report, consistent with Engineering's requirements and notes contained in this letter or as otherwise directed by the case Engineer.
  - Required Traffic Scoping Worksheet and Traffic Impact Analysis, consistent with Traffic Engineering's requirements and notes contained in this letter or as otherwise directed by the city Traffic Engineer.
  - Any required critical areas report, as noted herein by the case planner
  - Preliminary landscape plan
  - Geotechnical report, where required.
  - Preliminary utility plan, or preliminary Technical Information Report (TIR), consistent with Engineering's requirements and notes contained in this letter or as otherwise directed by the case Engineer.

## GIS PROPERTY DETAILS

### QV Puyallup Detailed List - 7285000112

#### General Information

Puyallup City Limit	Yes
City Owned Property	No
Concomitant Agreements	No
Regulated Floodplain 1980	No

Regulated Floodplain 2017	No
Regulated Seclusion Area	No
Future Land Use	AOC
General Habitat Areas	No
Plats	N/A
Potential Land Slide Hazard	No
Regional Growth Center	No
Revenue Development Area Boundary	No
Short Plat Number	201405145001
Soils	31A
Urban Growth Boundary Area	Yes
Volcanic Hazard Areas	Yes
Water System Name	CITY OF PUYALLUP
Wetlands Inventory Puyallup	No
Zoning	CG
Zoning Overlay	N/A

#### LAND USE ANALYSIS

- The site is in the CG zone district and the AOC Comprehensive Plan designated area. Consult PMC 20.30 for zone specific standards.
- In the CG zone district, proposal for a contractor shop and warehousing is a conditionally permitted use; in the CG zone district, conditionally permitted uses are listed under PMC 20.30.010.

#### CRITICAL AREAS ANALYSIS

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

	CRITICAL AREA
X	Critical aquifer recharge area
	10-year wellhead protection area
	5-year wellhead protection area
	1-year wellhead protection area
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
	Fish and Wildlife Conservation Area - Stream and/or stream buffer
X	Fish and Wildlife Conservation Area – General habitat area
	Flood prone area – 100-year floodplain
	Shoreline of the State

- The following critical area report requirements may be triggered by known or suspected critical areas:
  - **Critical aquifer recharge areas:**
    - Reporting requirements vary based on the proposed use of the property. Most land subdivisions will not trigger these report requirements for the purposes of subdividing the land, but may be triggered by future planned use of the land.
    - Activities that do not cause degradation of ground water quality and will not adversely affect the recharging of the aquifer may be permitted in a critical aquifer recharge area and do not require preparation of a critical area report; provided, that they comply with the city storm water management regulations and other applicable local, state and federal regulations. These activities typically include commercial and industrial development that does not include storage, processing, or handling of any hazardous substance, or other development that does not substantially divert, alter, or reduce the flow of surface or ground waters.
    - Activities that have the potential to cause degradation of ground water quality or adversely affect the recharging of an aquifer may be permitted in critical aquifer recharge areas pursuant to an approved critical area report in accordance with PMC 21.06.530 and 21.06.1150. These activities include:
      - Activities that substantially divert, alter, or reduce the flow of surface or ground waters, or otherwise adversely affect aquifer recharge;
      - The use, processing, storage or handling of hazardous substances, other than household chemicals used according to the directions specified on the packaging for domestic applications;
      - The use of injection wells, including on-site septic systems, *except those domestic septic systems releasing less than 14,500 gallons of effluent per day* and that are limited to *a maximum density of one system per one acre*;
      - Infiltration of storm water from pollution-generating surfaces; or
      - Any other activity determined by the director likely to have an adverse impact on ground water quality or on a recharge of the aquifer.
  - **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.
  - **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.
  - PMC 21.06.1120 Performance standards – Alteration of critical aquifer recharge areas.
  - PMC 21.06.1260 Performance standards – Volcanic hazard areas
  - **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 the non-residential design review standards of PMC 20.26.300. Your project will be reviewed by the Director, or designee. The Director will review and approve, approve with conditions or deny your application.

#### **OFF-STREET PARKING ANALYSIS**

- 20.55.010 Number of parking spaces required:
  - Manufacturing and industrial uses: one space for each 500 square feet of employee work area, plus open space for each 1,000 square feet of floor area devoted exclusively to storage and/or housing of accessory mechanical equipment.
  - Warehouse and storage facilities: one space for each 2,000 square feet of gross floor area.
    - Establishments having not more than 20,000 square feet of gross floor area, on a single parcel of land and/or within a single development, shall provide one space for each 2,000 square feet of gross floor area.
    - Establishments having more than 20,000 square feet but not more than 100,000 square feet of gross floor area shall provide one space for each 2,500 square feet of gross floor area.
    - Establishments having more than 100,000 square feet of gross floor area shall provide one space for each 3,000 square feet of gross floor area.
    - Mini-warehouse or commercial storage locker establishments shall provide off-street parking to the extent required for office space or other uses accessory to the primary use;
  - Professional offices: one space for each 200 square feet of gross floor area for medical, clinical and dental offices or one space for each 300 square feet of gross floor area for other professional and business offices
- Other relevant parking code sections to consult:

- PMC 20.55.016 Motorcycle/bicycle parking requirements.
- PMC 20.55.018 Reduced parking requirements for low impact development
- PMC 20.55.025 Compact parking spaces.
- PMC 20.55.035 Aisle and driveway dimensions.
- PMC 20.55.040 Conflict with use of street or alley
- PMC 20.55.042 Parallel parking maneuverability in off-street parking lots
- PMC 20.55.055 Improvement and maintenance of parking areas.
- PMC 20.56 Electrical vehicle infrastructure- requirement
- PMC 20.55.045 Use of common parking facilities
- 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:**

- 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
- Consult PMC 20.26.500 if the subject site is nonresidential in a residential zone area, or abuts a residentially zoned site. A 30' landscape buffer may apply.
- 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.
- Site Specific analysis:

Yard	N/S/E/W or street frontage	Width	Landscape type
Front	North	12'	Plaza space and Type II Landscaping
Rear	South	6'	Type II Landscaping
Side	East & West	6'	Type III Landscaping

#### **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, 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>
  - 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.

**ENGINEERING –ANTHONY HULSE, 253-841-5553** [AHulse@puyallupwa.gov](mailto:AHulse@puyallupwa.gov)

Applicant Pre-application projects:

List of permits in addition to Conditional Use Permit:

- Civil Permit (for frontage improvements and utility extensions)
- Building Permit

If stormwater treatment/detention facilities are located in the area south of the developed site, are there screening requirements or other setbacks?

- Any above-ground stormwater facility shall be screened in accordance with planning requirements.
- Setbacks should be in accordance with the 2014 Department of Ecology Manual.

#### **CIVIL PERMIT APPLICATION**

- Civil engineering drawings will be required for this project prior to issuance of the first building permit (The city has transitioned to electronic review. Please reach out to the city permit technicians at [PermitCenter@PuyallupWA.gov](mailto:PermitCenter@PuyallupWA.gov) and they will guide you how to submit). Included within the civil design package will be a utility plan overlaid with the landscape architects landscaping design to ensure that potential conflicts between the two designs have been addressed. **Engineering plans**

**cannot be accepted until Planning Department requirements have been satisfied, including but not limited to, SEPA, Preliminary Site Plan approval, CUP, and/or Hearing Examiner conditions.**

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

#### **FRONTAGE IMPROVEMENTS**

New Commercial/Industrial Buildings or Expansion of Existing buildings:

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

Specific Requirements:

- The main drive access to the site shall be upgraded to meet current city standards for commercial access. This shall be the entrance at 5<sup>th</sup> St SE or E main -> 7<sup>th</sup> St SE
- Dedicate right of way dedication along the northern property line to provide a city standard 20' wide alley.

#### **WATER**

**Water Within City Service Area:**

- The proposed water system shall be designed and constructed to current City standards. [\[PMC 14.02.120\]](#)
- The 4" wrought iron water line in 7<sup>th</sup> St SE needs replaced. The main has years past its usable service life. Since an on-site fire hydrant is necessary, the 4" water line will need to be upgraded to an 8" line to supply adequate water.
- A water availability letter may be required for a hydraulic model to ensure there is adequate fire flow. The new water line will need to be extended west along the property's frontage being served per city standards
- The applicant shall provide and install the water meters required to service the site. [\[PMC 14.02.120\(f\) & CS 301.3\]](#)
- Applicant shall provide backflow protection on the domestic line with the installation of a double check valve assembly (DCVA) on the domestic connection to the public water main, if one does not currently exist. 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. [PMC 14.02.220(3) & CS 302.2]

- 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)]

#### SEWER

- The proposed sewer system shall be designed and constructed to current City standards. [PMC 14.08.070]
- This property is located within 300' of sewer. The project must extend the sewer main from E Main south down 7<sup>th</sup> St SE to the intersection of the alley then west along the site's frontage. The sewer will need to end in a manhole structure.
- A separate and independent side sewer will be required from the public main to all building sites for each proposed lot. Side sewers shall be extended from the main 15-feet beyond the property line at the building site and shall be 6-inch minimum diameter with a 0.02 foot per foot slope. [PMC 14.08.110 & CS 401(7)]
- Side sewers shall have a cleanout at the property line, at the building, and every 100 feet between the two points. [PMC 14.08.120 & CS 401(6)]
- A structure is needed to be placed at the property line to distinguish ownership/maintenance responsibility.

#### STORMWATER

- Design shall occur pursuant to the 2012 Stormwater Management Manual for Western Washington as amended in December, 2014 (The 2014 SWMMWW).
- There are 2 separate drainage inlets located on the west and east of this property, both approximately 44" deep. Any stormwater overflows not infiltrated on-site will need to be connected to the city storm system. The storm main may be required to be extended.
- Preliminary feasibility/infeasibility testing for infiltration facilities shall be in accordance with the site analysis requirements of the Ecology Manual, Volume I, Chapter 3, specifically:
  - Groundwater evaluation, either instantaneous (MR1-5) or continuous monitoring well (MR1-9) during the wet weather months (**December 21 through April 1**).
  - Hydraulic conductivity testing:
    - If the development triggers Minimum Requirement #7 (flow control), if the site soils are consolidated, or is encumbered by a critical area a Small Scale Pilot Infiltration Tests (PIT) during the wet weather months (**December 21 through April 1**) is required.
    - If the development does not trigger Minimum Requirement #7, is not encumbered by a critical area, and is located on soils unconsolidated by glacial advance, grain size analyses may be substituted for the Small Scale PIT test at the discretion of the review engineer.
  - Testing to determine the hydraulic restriction layer.
  - Mounding analysis may be required in accordance with Ecology Volume III Section 3.3.8.
- The applicant is responsible for submitting a **preliminary** stormwater management site plan (2 sets) which meets the design requirements provided by PMC Section 21.10 and Ecology Manual Volume I, Section 2.5.1. The preliminary stormwater site plan (PSSP) shall be submitted prior to **Preliminary Site Plan** approval to ensure that adequate stormwater facilities are anticipated prior to development of the individual lot(s). The preliminary stormwater site plan shall reasonably estimate the quantity of roof and

driveway stormwater runoff and the application of On-site Stormwater Management BMPs for the proposed development.

- The applicant shall include a completed stormwater flowchart, Figure 3.1, contained in Ecology's Phase II Municipal Stormwater Permit, Appendix I with the stormwater site plan. The link below may be used to obtain the flowchart:

<https://ecology.wa.gov/DOE/files/7a/7a6940d4-db41-4e00-85fe-7d0497102dfd.pdf>

- Public right-of-way runoff shall be detained and treated independently from proposed private stormwater facilities. This shall be accomplished by providing separate publicly maintained storm facilities within a tract or dedicated right-of-way; enlarging the private facilities to account for bypass runoff; or other methods as approved by the City Engineer. [PMC 21.10.190(3)]
- **The following items shall be included at the time of Civil permit submittal:**
  - A **permanent** storm water management plan which meets the design requirements provided by PMC Section 21.10. The plan and accompanying information shall provide sufficient information to evaluate the environmental characteristics of the affected areas, the potential impacts of the proposed development on surface water resources, and the effectiveness and acceptability of measures proposed for managing storm water runoff. The findings, existing and proposed impervious area, facility sizing, and overflow control shall be summarized in a written report. [PMC 21.10.190, 21.10.060]

#### **Stormwater Retention/Detention Facilities:**

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

#### **FEES**

- Water and sewer connection fees and systems development charges are due at the time of building permit issuance and do not vest until time of permit issuance. Fees are increased annually on February 1<sup>st</sup>. To obtain credit towards water and sewer System Development Fees for existing facilities, the applicant shall provide the City evidence of the existing plumbing fixtures prior to demolition or removal. A written breakdown of the removed fixture types, quantities, and associated fixture units shall accompany the building permit application and be subject to review and approval by the City. [PMC 14.02.040, 14.10.030, PMC 14.02.040]
- Stormwater system development fees are due at the time of civil permit issuance for commercial projects and at the time of building permit issuance for single family or duplex developments and do not vest until time of permit issuance. Fees are increased annually on February 1<sup>st</sup>. The City will assess the amount of existing credits applied to the project based on how many credits the property is currently being billed for. [PMC 14.26.070]

#### **→Water**

- A water system development charge (SDC) will be assessed based on the number of plumbing fixture units as defined in the Uniform Plumbing Code. Current SDC's as of this writing are \$4,020.00 for the first 15 fixture units and an additional charge of \$269.34 for each fixture unit in excess of the base 15 plumbing fixture units. [PMC 14.02.040]

#### **→Sewer**

- A sanitary sewer system development charge (SDC) will be assessed based on the number of plumbing fixture units as defined in the Uniform Plumbing Code. Current SDC's as of this writing

are \$5,560.00 for the first 15 plumbing fixture units and an additional charge of \$372.52 for each fixture unit in excess of the base 15 plumbing fixture units. [PMC 14.10.010, 14.10.030]

→**Stormwater**

- A Stormwater Systems Development fee will be assessed for each new equivalent service unit (ESU) in accordance with PMC Chapter 14.26. Each ESU is equal to 2,800 square feet of 'hard' surface. The current SDC as of this writing is \$3,360.00 per ESU.

**TRAFFIC –BRYAN ROBERTS (253) 841-5542 [broberts@puyallupwa.gov](mailto:broberts@puyallupwa.gov)**

- A Traffic Scoping Worksheet will be required. The City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) Trip Generation, 10th Edition. The project trips shall be rounded to the nearest tenth.
- Traffic impact fees per PM peak hour trip is \$4500.00 per PM peak trip and are due at the time of building permit issuance.
- See Engineering's notes regarding Frontage Improvements.
- ROW dedication to meet minimum 20ft width

**FIRE PREVENTION – DAVID DRAKE, 253-864-4171 [ddrake@puyallupwa.gov](mailto:ddrake@puyallupwa.gov) RAY COCKERHAM, 253-841-5585 [RayC@puyallupwa.gov](mailto:RayC@puyallupwa.gov)**

- Fire Sprinkler System will be required. Lack of access for Fire Department with narrow street.
- Fire hydrant will be required onsite. Must be within 15' of FDC
- Fire Sprinkler System will be required to be monitored.
- Building height shall not exceed 30'.
- More details of building will be required for a full fire review.

**BUILDING – DAVID LEAHY, 253-435-3618 [DLeahy@puyallupwa.gov](mailto:DLeahy@puyallupwa.gov) RAY COCKERHAM, 253-841-5585 [RayC@puyallupwa.gov](mailto:RayC@puyallupwa.gov)**

- At time of submittals for building permit, plans must be complete with all building, plumbing, mechanical, energy code requirements and accessibility details to the Codes in place at time of a complete submittal.