



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

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www.cityofpuyallup.org

October 02, 2024

CES NW Inc.
429 29th St. NE, suite D
Puyallup, WA 98372

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	PLPSP20240066
PROJECT NAME	1200 7th Ave Townhomes
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	Six (6) townhome development on a .46-acre site in the RM-10 zone. Project includes connection to public utilities, storm water, and landscaping. Project is subject to multi-family design review.
SITE ADDRESS	1200 7TH AVE SE, PUYALLUP, WA 98372;
PARCEL #	7845001330;
ASSOCIATED LAND USE PERMIT(S)	P-20-0057, PLPRE20240022
APPLICATION DATE	June 27, 2024
APPLICATION COMPLETE DATE	June 27, 2024
PROJECT STATUS	<u>Final Development Review Team (DRT) letter – application approved.</u> 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 SEPA adoption was issued on September 18, 2024.
APPROVAL EXPIRATION	10/02/2026 PMC 20.89.020 Expiration: A preliminary site plan granted by the director or designee shall become null and void if not exercised within two years of the date of this approval of such preliminary site plan. A preliminary site plan shall be deemed exercised and remain in full force and effect when a complete building permit, or complete civil engineering permit when no building permit is required, has been submitted in reliance upon said permit.
CONDITIONS	<u>See notes and conditions below.</u> The project shall conform to all conditions outlined herein and shall comply with all applicable provisions of the Municipal Code and any SEPA conditions.

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. Each condition has been added by a specific City of Puyallup Department, please contact the specific reviewer associated with that condition for any specific questions regarding that condition:

Department	Reviewer	Phone	Email
Planning	Nabila Comstock	2537703361	NComstock@PuyallupWA.gov
Engineering	Sam Morman	2538415411	SMorman@PuyallupWA.gov
Traffic	Mieco Hutchens	2539930179	mhutchens@puyallupwa.gov
Building	Brian Snowden	2534353618	BSnowden@puyallupwa.gov
Fire	David Drake	2538644171	DDrake@PuyallupWA.gov

Condition Category	Condition	Department	Condition Status
Public Noticing	Public notice sign must be posted on site in a publically visible location.	Planning Division	Resolved
Public Noticing	Signed Affidavit must be provided.	Planning Division	Resolved
Submit With Building Permit Application	The site is zoned RM-10 which allows for 10 dwelling units per acre; at .46a, a total of 5 units are permitted without density bonuses. With density bonuses, six (6) units may be permitted. The project proposes six (6) units and appears to assume the use of PMC 20.25.0235 (4) to gain the additional unit. a. At the time of building permit, the applicant shall demonstrate compliance with the ADA unit regulation (one (1) additional ADA unit above code minimum, with two (2) total ADA stalls).	Planning Division	Open
Submit With Civil Permit Application	On the final civil site plan, please demonstrate the following open space and landscaping is provided: a. 25% of the lot is dedicated as landscaped area i. A total of 5,000 square feet of landscaped area is required based on land area of the project site b. 20% of landscaped area is available for common open space, with half of that (10%) as an active amenity area c. Include the delineated private open space area of 200	Planning Division	Open

Condition Category	Condition	Department	Condition Status
	<p>square feet per unit.</p> <p>i. PMC 20.15 defines “Open space, private” as a yard, garden, patio, or balcony that is attached or directly accessible to each dwelling unit and provided with vegetative screening, berms or structural screening to achieve a degree of vertical closure of the space and to obstruct the view from common open space or public rights-of-way</p>		
Submit With Civil Permit Application	Provide a final landscape plan at the time of civil permit application. The plant mix on the preliminary document appears to meet the intent of the code; staff would prefer to see larger canopy trees on the far south side of the site and between the buildings and parking areas.	Planning Division	Open
Submit With Civil Permit Application	Any fence greater than 6ft in height will require a separate building permit. Please ensure that any proposed fences are shown on the final landscape plan with utility overlay as part of the civil application and that the fences meet the standards listed in PMC 20.25.040 (5).	Planning Division	Open
	Provide a plan for bike parking for residents at the time of building permit, or on the final landscape plan if exterior to units.	Planning Division	Open
	<p>Trash and recycling shall be visually screened from streets and adjacent properties by:</p> <p>(i) substantial sight-obscuring landscaping which will achieve a height of at least six feet within three years of planting; or</p> <p>(ii) an enclosure constructed of the same siding materials used on the primary residential structures. Demonstrate the trash enclosure meets these requirements at the time of final building permit, or on the final landscape plan if landscaping is used.</p>	Planning Division	Open
	Any large mechanical equipment shall be screened from surrounding residentially zoned properties and public rights-of-way. Minor utility equipment, such as small generators, utility meters, air conditioners, or junction boxes, which are less than three and one-half feet in height, shall be exempt from screening requirements. Alternative methods for screening may include the use of building or parapet walls, sight-obscuring fencing and/or landscaping, equipment enclosures, consolidation and orientation of devices towards the center of the rooftop, and/or the use of neutral color surfaces.	Planning Division	Open
	Building-mounted lighting shall be directed away from other residential structures and/or windows as to not create direct illumination, shall be shielded as to avoid glare from exposed bulbs off site and shall use necessary	Planning Division	Open

Condition Category	Condition	Department	Condition Status
	means to avoid excessive light throw. Light illumination shall not be cast beyond the premises and shall be limited to illumination of surfaces intended for pedestrians or vehicles. Light fixtures shall include all necessary refractors within the housing to direct lighting to areas intended to be illuminated. The director shall retain the right to require a photometric plan to ensure compliance with these standards.		
Submit With Civil Permit Application	The proposed stand of trees to be planted in the courtyard between the two buildings and within 20' of the north and south elevations shall be shown on the final landscape plan with utility overlay as part of the civil application packet in order to meet the Architectural Massing section of the multi-family design review.	Planning Division	Open
	Location of driveway and utilities in the right of way will likely need to shift to align with the City's 7th Ave Sidewalk CIP. Currently this CIP is at 90% design. When preparing for civil construction permit submittal, applicant shall coordinate with City CIP project for design within and adjacent to the right of way.	Engineering Division	Open
	<p>WATER:</p> <ul style="list-style-type: none"> • Water design shall be in accordance with City Standards, Section 300 for Water System Requirements. [PMC 14.02.120] • Water connection fees and systems development charges (SDC) are due at the time of building permit issuance and do not vest until time of permit issuance. [PMC 14.02.040, 14.10.030] 	Engineering Division	Open
	<p>SANITARY SEWER:</p> <ul style="list-style-type: none"> • Sanitary sewer design shall be in accordance with City Standards, Section 400 for Sewer System Requirements. [PMC 17.42] • Sewer connection fees and systems development charges (SDC) are due at the time of building permit issuance and do not vest until time of permit issuance. [PMC 14.10.010, 14.10.030] 	Engineering Division	Open
	<p>STORMWATER/ EROSION CONTROL:</p> <ul style="list-style-type: none"> • Stormwater design shall be in accordance with City Standards, Section 200 for Stormwater System Requirements, PMC Chapter 21.10, and the current stormwater management manual as adopted by the City Council at the time of building permit. [PMC 17.42] • Stormwater Systems Development fees are due at the time of site development permit or in the case where no site development permit is required, at the time of building permit issuance; and the fees do not vest until the time of site development permit issuance, or at 	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	the time of building permit issuance in the case where a site development permit is not required.		
Submit With Building Permit Application	<p>-- Project specific notes:</p> <ol style="list-style-type: none"> 1. Building plans will need to be complete with all building, mechanical, plumbing, energy code items and accessibility requirements that apply to project. Current codes are the 2021 Washington State codes with Puyallup amendments. In general, local amendments other than administrative processes are limited to Fire Code elements for Fire Alarm, Fire Flow, Fire Sprinklers and Fire Access. Please see the Puyallup Municipal Code chapter 16 and 17. 2. A demolition permit is required to remove the existing building(s). The Puget Sound Clean Air Agency requires advanced notification on any structure with a roof area greater than 120 square feet. https://pscleanair.gov/185/Asbestos 3. Electric Vehicle parking infrastructure is required. Per the WAC 51-50-0429; 10% of total parking spaces shall have EV charging stations, 25 of total parking spaces shall be EV ready, and 10% of total parking spaces shall be EV capable. 4. R3 occupancies may be constructed using the International Residential Code or the International Building Code. With sprinklers, a one-hour fire rated common wall is required to separate each dwelling. Without sprinklers, a two-hour fire rated common wall (or two 1-hour rated walls) is required to separate each dwelling. The common wall shared by two townhouse units shall be constructed without plumbing or mechanical equipment, ducts, or vents in the cavity of the common wall and must be continuous from the foundation to the underside of the roof sheathing. Clearly define all fire rated assemblies on the plans with supporting U.L. assembly details. 5. Townhouses and Group R-2, R-3 and R-4 buildings three stories or less in height above grade plane, as well as accessory structures thereto, are within the scope of the Washington State Energy Code – Residential Provisions (WSEC-R section R101.2). 6. Confirm with the site’s waste management company that the space in front of the Trash Staging Area is sufficient for waste management vehicles. 7. A separate permit is required for each building. <p>-- Building General Notes:</p> <ol style="list-style-type: none"> a. All electrical is permitted by the Washington State 	Building Division	Open

Condition Category	Condition	Department	Condition Status
	Department L & I. b. For all accessible requirements, the City adopted the 2021 IBC / WAC 51-50 and the ICC A117.1-2017 standard. c. A Geotechnical Report for the building site area is required at the time of submittal.		
Standard Conditions	Impact Fees: 1. 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 Traffic Scoping document received 2. Park impact fee was established by Ordinance 3142 dated July 3, 2017 and shall be charged per new dwelling unit based on its size. These fees are charged and due prior to building permit issuance. Park Impact Fee (Per residential dwelling Unit): 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	Traffic Division	Open
Standard Conditions	Coordination with the City's Capital Improvement division prior to any civil construction is required. 7th AVE SE roadway will be improved along the project frontage. Fee in leu of improvements will be assessed for this project.	Traffic Division	Open

Sincerely,

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 NComstock@PuyallupWA.gov