



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

March 19, 2026

KIERNEY PHILLIP C

105 27TH AVE SE

PUYALLUP, WA 98374-1150

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	PLPSP20250051
PROJECT NAME	27th Avenue Townhomes
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	Permit submittal for a Preliminary Site Plan for a 12 unit Townhome development.
SITE ADDRESS	113 27TH AVE SE, PUYALLUP, WA 98374;
PARCEL #	0419032099;
ASSOCIATED LAND USE PERMIT(S)	PLPRE20240078
APPLICATION DATE	July 07, 2025
APPLICATION COMPLETE DATE	July 07, 2025
PROJECT STATUS	Final Development Review Team (DRT) letter – application approved. 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.
APPROVAL EXPIRATION	3/19/2028
CONDITIONS	See notes and conditions below. 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. The ‘Condition Status’ column notes whether a specific condition has been ‘resolved’ meaning no further action is required or is ‘open’ meaning further action is required during subsequent permit submissions. 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	Rachael N. Brown	2537703363	RNBrown@PuyallupWA.gov
Engineering	Mark Higginson	2538415559	MHigginson@PuyallupWA.gov
Traffic	Mieco Hutchens	2539930179	mhutchens@puyallupwa.gov
Building	Stan Kinnear		SKinnear@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
Standard Conditions	1. Finalize wet-season infiltration testing using the Small Scale PIT.	Engineering Division	Open
Standard Conditions	See Engineering review markups and conditions on the submitted Preliminary documents (Storm Report, Site Plan, Landscape Plan, etc.).	Engineering Division	Open
Standard Conditions	GENERAL: <ul style="list-style-type: none"> The submitted preliminary design documents have been reviewed and may contain both markups that must be addressed prior to 	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>landuse approval and markups that can be addressed at time of civil application. Markups that may be addressed with the civil permit application will be noted with the word 'CONDITION' at the beginning of the markup.</p> <ul style="list-style-type: none"> 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 comments provided below are intended to assist the applicant with incorporating City requirements into the project design documents, but should not be considered an exhaustive list of all necessary provisions from the PMC, design standards, or the Ecology stormwater manual. Comments regarding design and construction of new utilities and road improvements are provided for the applicant's information and use. Unless specifically noted, construction of these infrastructure improvements is not a condition of landuse approval. However, infrastructure improvements must be approved and permitted prior to issuance of the first building permit associated with the project. [RCW 58.17.120 and 19.07.080] 		
Standard Conditions	<p>WATER:</p> <ul style="list-style-type: none"> Water to this site is to be provided by Fruitland Mutual Water Company. The applicant shall provide a water availability letter prior to preliminary site plan approval for the site. [RCW 19.27.097 & PMC 14.02.130] The proposed water system shall be designed and constructed to current City (Fire) / Fruitland Mutual Water Company (Domestic/Irrigation) standards. [PMC 	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>14.02.120]</p> <ul style="list-style-type: none"> • The domestic service line and fire system service line shall have separate, independent connections to the supply main. [PMC 14.02 & CS 302.3(4)] • 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 sewer and water lines shall be isolated by encasement, shielding, or other approved methods. [PMC 14.02.120(f) & CS 301.1(8)] • The applicant shall verify the level of backflow protection required for the domestic water supply with Fruitland Mutual Water Company. However, if any of the proposed building uses are included under WAC 246-290-490 Table 9 facilities, then backflow protection shall be provided using a reduced pressure backflow assembly (RPBA). [PMC 14.02.220(3) & CS 302.2] [PMC 14.02.220(3) & CS 302.2] • 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] • Maximum hydrant run is 20-feet. Hydrant runs that exceed this distance shall be served by a mainline with the hydrant feed line set at right angles to the supply main. • If a fire sprinkler double detector check valve assembly (DDCVA) is required for the project, the DDCVA may be located either inside, or outside, of the building. The sprinkler supply line shall be designed, and shown on the plan, into the building to the point of connection to the interior building riser. Provide plan and 		

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	<p>elevation detail(s) where the riser enters the building with dimensions, clearances, and joint restraint in accordance with NFPA 24. [CS 302.3, CS 303]</p> <ul style="list-style-type: none"> • 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] • Water connection fees and systems development charges shall be in accordance with Fruitland Mutual Water Company requirements. 		
Standard Conditions	<p>SANITARY SEWER:</p> <ul style="list-style-type: none"> • Refer to City Standards, Section 400 for Sewer System Requirements. [PMC 17.42] • The applicant shall connect into the existing public system located within 27th Ave SE which consists of an 8-inch PVC sewer main approximately 9-feet deep. As of this writing, there are no known sewer constrictions in this system within ¼-mile of the proposed project. [PMC 14.08.070] • A separate and independent sewer lateral will be required from the public main to the project site. If the proposed sewer lateral is greater than 6-inches, a sanitary sewer manhole shall be provided at the property line. • Each unit shall have it's own side sewer exiting the unit into a private sewer service line that discharges to the parcel's service lateral at the ROW. • 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, 	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>at the building, and every 100 feet between the two points. [PMC 14.08.110 & CS 401(6)]</p> <ul style="list-style-type: none"> • Sewer main pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines. • The construction of a trash enclosure will require the enclosure pad to be elevated to prevent stormwater run-on. See City Standards Section 208 for additional criteria. NOTE: A roof over the enclosure and connection to the sewer system is not required to meet engineering standards on this project. [CS 208.1] • 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 \$6,555.06 for the first residential unit and \$4,916.29 for each additional unit. [PMC 14.10.010, 14.10.030] • 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. [PMC 14.10.010, 14.10.030] 		
Standard Conditions	<p>STORMWATER/ EROSION CONTROL:</p> <ul style="list-style-type: none"> • Refer to City Standards, Section 200 for Stormwater System Requirements. [PMC 17.42] • Stormwater design shall be in accordance with PMC Chapter 21.10 and the current stormwater management manual as adopted by the City Council at the time of project application. The City is currently using the 2019 Department of Ecology (Ecology) Stormwater Management Manual for Western Washington (aka "Ecology Manual"). • The applicant shall complete the stormwater flowchart, Figure 1-3.1 and Figure 1-3.2, contained in the Ecology Manual. The completed flowchart shall be submitted with the 	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>preliminary stormwater site plan and highlight the Minimum Requirements (MR) triggered by the project thresholds.</p> <ul style="list-style-type: none"> • NOTE: Areas of disturbance within the public ROW must be included in the project area as part of the stormwater thresholds and calculations. • Public right-of-way runoff shall be detained and treated independently from proposed private stormwater facilities. This shall be accomplished by: 1) enlarging the private facilities to account for bypass runoff; 2) providing separate publicly maintained storm facilities within a tract or dedicated right-of-way; or, 3) other methods as approved by the City Engineer. [PMC 21.10.190(3)] • Development and redevelopment projects are required to employ, wherever feasible, Low Impact Development (LID) Best Management Practices (BMPs) to meet the design criteria set forth in PMC 21.10.190, the Ecology Manual Volume I, Minimum Requirement 5; and Volume V. • If infiltration facilities/BMPs are anticipated, the number of infiltration tests shall be based on the area contributing to the proposed facility/BMP, e.g., one test for every 5,000 sq. ft of permeable pavement, or one test for each bioretention cell. • Preliminary feasibility/infeasibility testing for infiltration facilities/BMPs shall be in accordance with the site analysis requirements of the Ecology Manual, Volume III, Chapter 3, specifically: <ul style="list-style-type: none"> - Groundwater evaluation, either instantaneous (MR1-5), or continuous monitoring (MR1-9), during the wet weather months (December 1 through April 1). - Hydraulic conductivity testing: 		

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	<p>i. If the development meets the threshold to require implementation of Minimum Requirement #7 (flow control); or, if the site soils are consolidated; or, if the property is encumbered by a critical area, then Small Scale Pilot Infiltration Testing (PIT) during the wet weather months (December 1 through April 1) is required.</p> <p>ii. If the development does not meet the threshold to require implementation of Minimum Requirement #7; or, 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.</p> <ul style="list-style-type: none"> - Testing to determine the hydraulic restriction layer. - Mounding analysis may be required in accordance with Ecology Volume V Section V-5.4. • Upon submission of the geotechnical infiltration testing, appropriate long-term correction factors shall be noted for any areas utilizing infiltration into the underlying native soils in accordance with the Ecology Manual, Volume III, Chapter 3. Provide the long-term infiltration rate calculation in the stormwater report. • 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] - When using WWHM for analysis, provide the following WWHM project files with the civil permit application: <ul style="list-style-type: none"> - Binary project file (WHM file extension) - ASCII project file (WH2 file extension) 		

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	<ul style="list-style-type: none"> - WDM file (WDM file extension) - WWHM report text (Word file) • Each section of the TIR/SSP shall be individually indexed and tabbed with each permit application and every re-submittal prior to review by the City. [PMC 21.10.060] • Overflow facilities shall be provided in accordance with the City Standards. This includes a downstream analysis a minimum of ¼ mile downstream from the site. • Any above-ground stormwater facility shall be screened from public right-of-way and adjacent property per the underlying zoning perimeter buffer requirements in the PMC. • Any proposed infiltration facility shall be designed in accordance with City standards and the following criteria to be provided by a licensed geotechnical engineer: <ul style="list-style-type: none"> - The infiltration rates for the proposed infiltration facilities shall be determined using the Pilot Infiltration Test (PIT) described in 2019 DOE Stormwater Manual for Western Washington (Ecology Manual). - The bottom of the infiltration facility shall be a minimum of 5-feet above the maximum wet season water table or bedrock/impermeable layer on the site. - A separation down to 3-feet may be considered if supported by a groundwater mounding analysis performed by a licensed geotechnical engineer. [PMC 21.10] • The proposed infiltration trench as shown on the preliminary site plan appears to meet the criteria as an Underground Injection Control (UIC) Well. This type of design must be registered with the Department of Ecology and designed in accordance with the Ecology Manual. (NOTE: Registration does not apply to residential roof runoff designs.) 		

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	<p>basins shall be signed using glue-down markers supplied by the City and installed by the project proponent.</p> <p>b) Privately maintained stormwater catch basins shall be signed with pre-cut 90ml torch down heavy-duty, intersection-grade preformed thermoplastic pavement marking material. It shall read either "Only Rain Down the Drain" or "No Dumping, Drains to Stream". Alternatively, the glue-down markers may be purchased from the City for a nominal fee.</p> <ul style="list-style-type: none"> • All private storm drainage facilities shall be covered by a maintenance agreement provided by the City and recorded with Pierce County. The BMP descriptions and maintenance criteria shall be obtained from the "City of Puyallup Site Management Plan for Stormwater Operations and Maintenance." Under this agreement, if the owner fails to properly maintain the facilities, the City, after giving the owner notice, may perform necessary maintenance at the owner's expense. • Erosion control measures for this site will be critical. A comprehensive erosion control plan will be required as part of the civil permit application. • Prior to permit issuance, the applicant shall post a financial guarantee in accordance with PMC 21.10.160 in the amount of 125% of the cost of the stormwater system. • 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 \$4,146.50 per ESU. • Stormwater Systems Development fees are due at the time of site development permit or in the case where no site development permit 		

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	<p>is required, at the time of building permit issuance for the individual lot(s); and the fees do not vest until the time of site development permit issuance, or at the time of building permit issuance in the case where a site development permit is not required.</p> <ul style="list-style-type: none"> • A Construction Stormwater General Permit shall be obtained from the Department of Ecology if any land disturbing activities such as clearing, grading, excavating and/or demolition will disturb one or more acres of land, or are part of larger common plan of development or sale that will ultimately disturb one or more acres of land. 		
Standard Conditions	<p>STREET:</p> <ul style="list-style-type: none"> • 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] • Existing public utilities that are in conflict with proposed frontage improvements shall be relocated as necessary to meet all applicable City, State, and Federal requirements. • Existing private utilities (gas, telcom, cable, etc...) that are in conflict with City maintained right-of-way and utilities shall be relocated outside of the travelled road section, i.e., behind the curb under the sidewalk area. • Upon civil permit application, the following items shall be provided: <ul style="list-style-type: none"> - 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. - Root barriers in accordance with City Standard Detail 01.02.03 shall be installed for all 	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>street trees within ten (10) feet of the public ROW.</p> <ul style="list-style-type: none"> - 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] - 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)] <ul style="list-style-type: none"> • Upon review of the required, submitted traffic report, additional off-site improvements may be required as directed by the Traffic Engineering Department. [PMC 17.42] 		
Standard Conditions	<p>GRADING:</p> <ul style="list-style-type: none"> • A Grading Plan conforming to all requirements of PMC Section 21.14.120 will be required for this project. The Plan shall be prepared by a Civil Engineer licensed in the State of Washington. [PMC 21.14.070] • A geotechnical report conforming to all requirements PMC Sections 21.14.150 and 21.14.160 will be required for this project. The Report shall be prepared by a Civil Engineer or Engineering Geologist licensed in the State of Washington. Prior to final acceptance of this project, the author of the Report shall provide certification to the City the project was constructed in accordance with the recommendations contained in the report. <ul style="list-style-type: none"> • Cross sections will be required at various points along the property lines in accordance with City Standards Section 502 and 503 to ensure no impact from storm water damming or runoff. [PMC 17.42 & CS 502.1] • At the time of civil permit application, the 	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>following notes shall be added to the first sheet of the TESCP:</p> <p>-“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.”</p> <p>-“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.” [NOTE: If required by Ecology rules.]</p> <p>-“Sediment-laden runoff shall not be allowed to discharge beyond the construction limits in accordance with the Project’s NPDES General Stormwater Permit.”</p> <p>-“Any permanent infiltration system shall not be utilized for TESC runoff. Connect infiltration system to the upstream stormwater conveyance only after construction is complete and site is stabilized and paved.” [If infiltration is utilized for the project].</p> <ul style="list-style-type: none"> • RCW 19.122 requires all owners of underground facilities to notify pipeline companies of scheduled excavations through the one-number locator service if proposed excavation is within 100 feet. Notification must occur in a window of not less than 2 business days but not more than 10 business days before beginning the excavation. If a transmission pipeline company is notified that excavation work will occur near a pipeline, a representative of the company must consult with the excavator 		

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	on-site prior to excavation.		
Standard Conditions	<p>MISC:</p> <ul style="list-style-type: none"> • All proposed improvements shall be designed and constructed to current City Standards. [PMC 14.08.040, 14.08.120, 17.42] • Civil engineering drawings 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 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. <ul style="list-style-type: none"> - At the time of civil application, submit electronic files in PDF format, through the City's Permit Portal. Contact the Permit staff via email at PermitCenter@ci.puyallup.wa.us for the initial project submittal. • Civil engineering plan review fee is \$470.00 (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] • Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this project / plat. • Engineering plans submitted for review and approval shall comply with City Standards Section 1.0 and Section 2.0, particularly: <ul style="list-style-type: none"> - Engineering plans submitted for review and approval shall be based on 24 x 36-inch sheets. 	Engineering Division	Open

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	<ul style="list-style-type: none"> - 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 City Engineering, Development Engineering. • Prior to Acceptance/Occupancy, Record Drawings shall be provided for review and approval by the City. The fee for this review is \$200.00. Record Drawings shall be provided as follows: <ul style="list-style-type: none"> - In accordance with City Standards Manual Section 2.3. - Electronic version of the record drawings in the following formats: <ol style="list-style-type: none"> 1. AutoCAD Map 2007 or newer in State Plane South Projection 2. PDF 		
Standard Conditions	<p>Building Plans shall be completed to the current applicable adopted codes of the City of Puyallup. Per Puyallup Municipal Code 17.04.030</p> <p>Townhomes shall follow 2021 Washington State Residential Code, Section R302.2 regarding fire separation.</p> <p>All electrical is permitted by the Washington State Department L & I.</p> <p>Building Plans should reflect the current path and credits required by the 2021 Washington State Energy Code. Provide any and all</p>	Building Division	Open

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	<p>supporting documents to reflect compliance.</p> <p>As a part of the building permit submittal include the building statistics which should include support for the construction type, building height and allowable area as described in the 2021 Washington State Building Code.</p> <p>Sidewalk shall service as the accessible route to the public way and therefore shall follow accessibility codes. Provide curb ramp in radius of sidewalk for accessibility.</p> <p>Please reach out if there are any questions</p>		
Submit With Civil Permit Application	Geotech Report Revisions: Per Section 21.06.1230(4) of the PMC, there is a seasonal clearing restriction that limits clearing activities to be conducted between April 1 and October 31 each year unless extended by the City on a case-by-case basis. Earth Solutions should amend the Site Preparation and Earthwork section of the geotechnical report to include this restriction.	Planning Division	Open
Submit With Civil Permit Application	Geotech Report Updates: Per Section 21.06.1270(4)(a) of the PMC, critical area report requirements for geologically hazardous areas shall address all geologically hazardous areas within 200 feet of the project area. Based on HWA's review of the City's mapped landslide hazards, there is a high potential landslide area west of the project site, on the east side of South Meridian, that is within 200 feet of the project site. Earth Solutions should amend the Landslide Hazard Areas section of the geotechnical report to include mention of this mapped hazard.	Planning Division	Open
Submit With Civil Permit Application	Geotech Report Updates: Proposed building locations on the geotechnical report Subsurface Exploration Plan (Plate 2) differs from the proposed building locations on the revised	Planning Division	Open

Condition Category	Condition	Department	Condition Status
	Preliminary Site Plan. Geotechnical recommendations and evaluated site conditions provided in the geotechnical report shall be reviewed to ensure that they are adequate for the proposed building locations provided on the Preliminary Site Plan, and that the geotechnical report Subsurface Exploration Plan (Plate 2) be updated to reflect the proposed building locations shown on the Preliminary Site Plan.		

Sincerely,

Rachael N. Brown
Associate Planner
(253) 770-3363
RNBrown@PuyallupWA.gov