



CITY OF PUYALLUP

Development Services Center

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 (253) 864-4165 | Fax (253) 840-6678
www.cityofpuyallup.org

October 9, 2020

Apex Engineering
 ATTN: James "Tres" Kirkebo
 2601 S. 35th St. Ste. 200
 Tacoma, WA 98409
 E-MAIL: Kirkebo@apexengineering.net

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	P-20-0085
PROJECT NAME	Andrey's Estates Prelim Plat
PERMIT TYPE	Preliminary Major Plat & SEPA
PROJECT DESCRIPTION	Proposed eight (8) lot subdivision (preliminary major plat). Project is zoned RS-06 (Urban density single-family residential zone). The RS-06 zone allows for a mix of single family, duplex and triplexes. Proposal will extend Chateau Drive and construct new roads internal to the new subdivision. Project will include grading, storm water management, utility extensions, and landscaping.
SITE ADDRESS AND PARCEL #	2617 9th St SW TPN 0419041029
ASSOCIATED LAND USE PERMIT(S)	P-20-0013 (pre-app)
APPLICATION DATE	August 21, 2020
APPLICATION COMPLETE DATE	August 26, 2020
PROJECT STATUS	Active Development Review Team (DRT) review case – resubmittal required. Please address review comments below and resubmit revised permit materials and by responding in writing to the remaining items that need to be addressed. Please see the end of this letter for a resubmittal link and further instructions.
APPROVAL EXPIRATION	N/A – Active permit application, not approved
CONDITIONS	Active permit application, not approved; 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. 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. 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. 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.

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

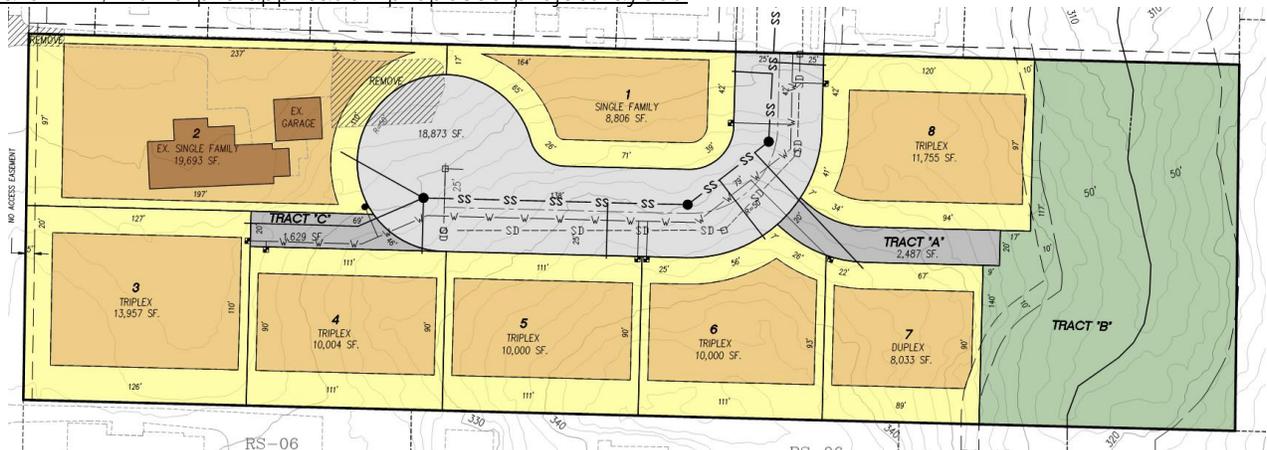
PLANNING - Chris Beale (253) 841-5418 cbeale@puyallupWA.gov

Action items - please address the following items, revise the proposal and resubmit permit materials.

Plat layout comments

1. At the time of the pre-application meeting, the project showed the following layout. Significantly, staff assumed based on this layout and the research assumed to have been done by the applicant at that time, that full infiltration of the site was planned and that a roadway could be extended to the eastern plat boundary with minimal impacts on critical areas. It was also assumed that some additional lot(s) could be fit within the area outside of buffers, potentially, if other lots were re-organized and adjusted.

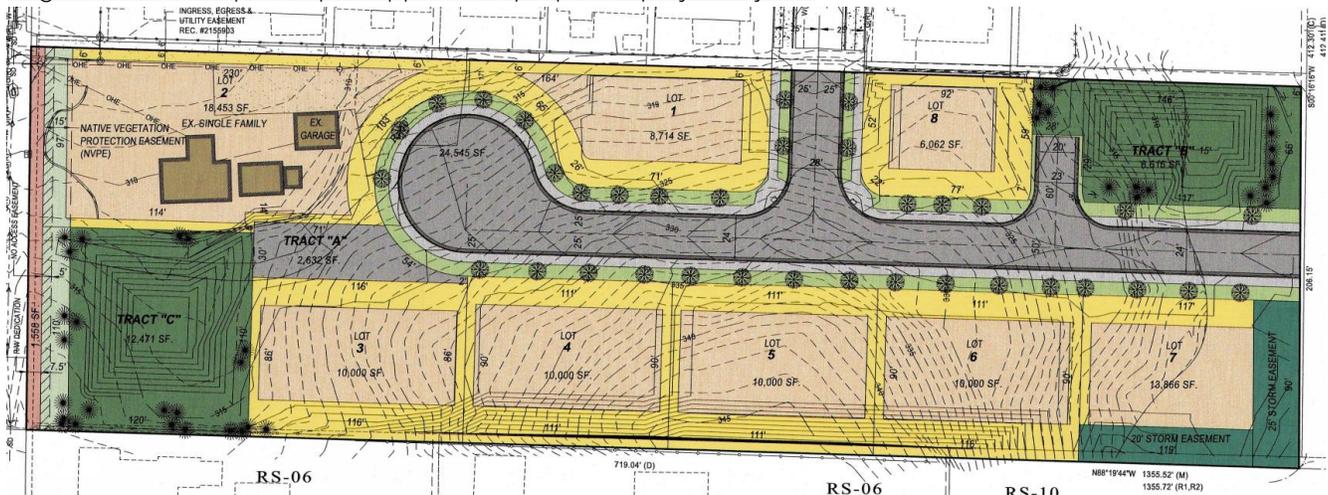
March 11, 2020 pre-application proposed project layout:



City staff requested revisions to show a roadway stubbed out to the eastern property boundary to meet PMC 19.12.050 (1) (b) ("The arrangement of streets in new development should be such that said streets extend to the boundary lines of the tract to make provision for future extension to adjacent tracts"). The original layout of the plat appeared to assume full infiltration of storm water as no storm water facilities were shown and staff assumed the applicant's proposed storm water plan had enough information to conclude that no storm pond would be needed on the eastern basin of the site.

The present layout shows the roadway extended, as required, with a storm pond to the north of the extended roadway, a culverted stream through the entire site and another lot south of the roadway extension within the entire buffer area.

August 21, 2020 prelim plat application proposed project layout:



2. City staff provided the following direction on March 19, 2020
 - a. Submit a critical area report that can confirm no wetlands are within the stream corridor, and that the stream is seasonally intermittent, non-fish bearing. This report has been submitted and accepted as of the date of this letter.
 - b. Further, as it relates to the stream corridor staff suggested examination of two options:
 - Examining culverting the stream through most of the site, offset to one side
 - Re-channelization of the stream as an open corridor with vegetation retained
 - c. Staff also suggested examining the possibility of adding lots behind lots #7 and #8 on the plat layout. This assumed minimal impacts to the stream buffer or an off set stream buffer area to the east to accommodate additional developable lot(s). For example, in the pre-app, lot #8 was nearly double the size of the minimum allowed lot size of 6,000 square feet and appeared to be a candidate for adding another lot with minimal buffer impacts. Lot #3 in the pre-app was nearly 14,000 square feet and adjustments were assumed to be feasible to adjust lots 3-7 to add another lot without impacts to the stream buffer (this was assumed by staff when the pre-app notes were issued).
3. Per PMC, 19.12.020, the project must incorporate "(g)eneral principles of low impact development to be reflected in any subdivision layout include:
 - Emphasizing natural resource conservation;
 - Minimizing impervious surfaces, loss of existing vegetation, and storm water runoff;

- Incorporating any natural drainage features.”

4. At this time, after a site visit to examine the stream corridor, vegetation and proposed preliminary plat / grading / storm water plans, staff requires the following revisions occur:
 - a. Remove lot #7 and tract B from the buffer area, retain the stream in its natural drainage course, except where a roadway extends through the native stream buffer tract. Also, see density calcs below under note #5.
 - b. Show roadway extended through the buffer in the reduced width staff indicated would be acceptable through the critical area. Minimize the buffer area impacts.
 - c. Adjustments to the storm water pond may impact lot #8 (Planning staff assumes from discussions with Fire Protection that the turn around shown may not be needed if the eastern edge of lot #6 is 150' or less from the intersection)
 - d. Storm water may impact the outer 50% of stream buffer per the standards in PMC 21.06.1030 (9). These impacts will require compensatory mitigation under the following standards:

PMC 21.06.1030 (9) Storm water management facilities, limited to detention/treatment ponds or vaults, media filtration facilities, lagoons or infiltration basins, may be allowed within the outer 50 percent of the standard buffer; provided, that;

(a) There is no other feasible location for the storm water conveyance with less impact on critical areas or buffer;

(b) The storm water facility is designed according to city standards and the discharge water meets state water quality standards;

(c) Appropriate vegetation shall be maintained and, if necessary, added adjacent to storm water conveyance channels to reduce erosion, filter out sediments, provide shade, or otherwise maintain critical area functions; and

(d) Storm water conveyance or discharge facilities such as dispersion trenches and outfalls may encroach into the inner 50 percent of the buffer on a case-by-case basis when the director and city engineer determine that due to topographic or other physical constraints there are no feasible locations for these facilities in the outer buffer area.

5. Minimum / maximum density and housing types. Here is how maximum and minimum densities are calculated.
 - d. The project gross area: 3.24a
 - e. Critical area on site (.62a, as shown on the pre-application plat map).
 - f. A total of 2.62a with critical areas not counted
 - g. Min. density for RS-06 per gross acre:
 - i. $2.62 \times 4 = 10.48$ units (10 required, minimum)
 - h. Max density for RS-06 per gross acre:
 - i. $2.62 \times 6 = 15.72$ units (16) (17 with density bonus transfer from critical area)

6. Planning will allow triplex and duplex lots to be vested onto eligible lots; this is different than the pre-app stage notes on this issue. Staff is willing to work with the applicant to create predictability in the development proposal since the current analysis shows the lots as eligible for duplexes and triplexes, and because by doing so, the project would meet the minimum densities. However, the applicant will be required to designate these lots as "duplex/triplex only lots" (which will not allow them to be developed as single family later on) on the plat document, which will require those lots be developed as either a duplex or triplex in order to meet the minimum lot density requirements. Specific conditions must be met including
 - a. Meet architectural design standards in PMC 20.26
 - b. Establish required minimum front yard setbacks to facilitate parking that will not impact sidewalks – a minimum 25' garage setback would be required – and development of rear yard areas that are terraced or otherwise graded to provide useable yard space.
 - c. Explore reduction of driveway curb cuts through use of shared driveway(s) in order to maximize available on street parking
 - d. Provide a standard street width throughout the interior of the plat to provide and maximize available on street parking opportunities.
 - e. Provide graded and/or terraced back yards to provide usable yard space
 - f. Provide trees and other vegetation between driveways and in yard spaces, as well as substantial, high quality landscaping beds in front yard areas, to provide equivalent street tree canopy and landscaping which will be offset by the location of continuous driveway approaches on property frontages which would otherwise eliminate street trees.

If these conditions are not met or cannot be agreed to, additional lots will need to be added to the project design to meet the minimum density requirements of 10 total lots.

7. The project shall provide a pedestrian access tract (public) along or within tract C to provide safe, dedicated walking access to 9th Street SW from the end of the cul-de-sac.
8. Frontage & access for lot 3. Tract A will need to be wide enough to provide parking on the north side of the tract to as to not interfere with access to the public storm tract
9. Traffic calming features (such as mid-block choker and/or speed table/hump) will be required on the Chateau extension
10. Final landscape plan shall analyze tree retention. A preliminary mitigation plan shall be provided for all impacts to buffer areas. The displaced buffer area associated with the roadway extension shall be exempt from compensatory mitigation per the public infrastructure exemption in PMC 21.06 regarding road extensions.
11. Its not clear the grading plans showing a 2:1 rear yard slope will provide positive drainage or useable rear yards for lots 4-6. Please address to provide usable yard spaces.

ENGINEERING - Joseph Berkey (253) 435-3616 jberkey@puyallupWA.gov

Action items - please address the following items, revise the proposal and resubmit permit materials.

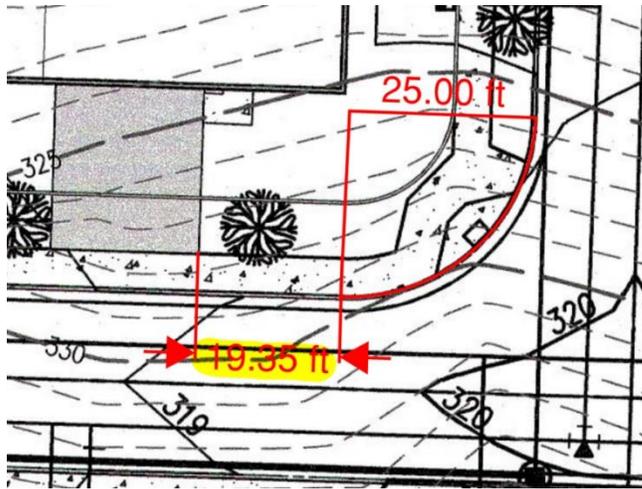
1. The current routing of the storm culvert around lot 7 is not supported by the city. The project shall only culvert the stream beneath the right of way. The proposed culvert shall be a straight run without any bends. Planning's notes require the drainage course to remain as is except where the new roadway extends through the buffer where the culvert is expected to be minimal.
2. TP#6 found ground water at approximately 311'. The ground water will may reduce the capacity of the storm pond. How will the groundwater be mitigated?
3. The submittal that was received appears very preliminary. Provide all of the submittal items outline in the application.
4. Provide utility invert and rim information for all gravity utilities.

5. The storm report does not include the areas associated with the frontage along 9th ST SW, the existing house and the connection to Chateau. Update the TDA areas to encompass the entire project.
6. The geotechnical report provides a infiltration rate of .3 in/hr. Based on this information the use of permeable paving is feasible. Reevaluate BMPs in list 2 for the plat.
7. Provide the approximate location and utility information for the proposed WQ device.
8. The use of ADS-N12 is prohibited within the right of way. Update the information on page 9 of the SSP.
9. The Pond sizing in the report for TDA West does not match the siteplan that was provide. Revise the report/ plan for consistency.
10. 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]
11. 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]

TRAFFIC – Bryan Roberts (253) 841-5542 broberts@puyallupWA.gov

Action items - please address the following items, revise the proposal and resubmit permit materials.

1. No access allowed on 9th Ave SW
 - a. Add a 1ft no access easement restriction required along the entire 9th St SW frontage.
2. No Parking signage will be required along one side of the street per City Standards (assuming 28ft roadway width)
3. During the civil review, the applicant will be required to analyze & design traffic calming measures on Chateau Drive. Only at the discretion of the City Engineer can this condition be removed.
4. During civil review, it's possible some street trees may need to be removed to provide increased sight distance at the proposed Chateau Dr intersection.
5. During the civil review. The applicant will be required to analyze traffic impacts at the intersection of 9th St SW/26th Ave SW caused by additional trips generated by this development.
6. Show required frontage improvements on 9th St SW
 - a. The site frontage on 9th St SW is part of the city's planned non motorized network. Consistent with PMC 19.12.050 (3)(c) and best engineering practices, the bike lanes on the arterial (9th) will require dedication of 5ft of ROW for the bike lane and a buffer area that will necessitate an additional 3ft of ROW dedication beyond the back of proposed sidewalk.
 - b. Per City Standards, curb, gutter, 5ft sidewalk, 10ft planter strip, & streetlights are required along frontage.
 - c. Per City Standards, streetlights are required every 300ft along minor arterials (9th St SW).
 - d. Curb alignment and roadway widening shall match the existing improvement to the north.
 - e. Show the removal of the existing 9th St SW driveway access.
7. Show City Standard frontage improvements for new internal roadway
 - a. Per City Standards, curb, gutter, 5ft sidewalk, 5.5ft planter strip, 28ft roadway, & streetlights are required. Per standards, sidewalks are located behind the planter strip.
 - b. Per city standards, streetlights are required at all new intersections and at the fillet of the cul-de-sac. City will require a streetlight on the eastern portion of the roadway extension for safety reasons.
8. If the applicant wishes to narrow the roadway section through the critical area, an Alternative Methods Request must be submitted to the City for review.
9. Driveways must be at least 25ft long (between the garage & back of sidewalk). This assumes a 3ft buffer in front of the garage door and a 22ft long vehicle space (AASHTO passenger car). This design will help prevent vehicles from blocking the walkable path.
 - a. Move the buildings back approximately 7ft from the roadway, or reduce the size to accommodate this requirement . See planning's notes.
10. Lot 1 driveway must be at least 35 from the PT of intersection per engineering standards



11. Show the proposed driveway location for the existing home. This lot shall access from the internal cul-de-sac. Our current engineering standards (101.10.1) does not allow direct SFR access onto Arterials.

101.10.1 Driveway Approaches onto Major/Secondary Arterials and Collectors

1. Single family residential driveways shall not access directly onto major/secondary arterials or collectors unless approved by the Engineering Services staff.
2. Driveways allowed for commercial, industrial, public facilities, and residential uses shall be combined whenever possible.
3. Driveways shall be aligned across roadway when possible.
4. Driveways shall be no closer than 300 feet for major/secondary arterials and 150 feet for collectors from the nearest intersection.
5. Minimum spacing between driveways shall be 300 feet for major/secondary arterials and 150 feet for collectors, measured between closest edge of each driveway. A reduction of these widths will be considered on a case-by-case basis. Where 150 feet separation cannot be maintained between driveways on a neighborhood collector, driveway access shall be limited to one driveway per parcel. Further subdivision of the property will necessitate a shared private access/road.

FIRE PREVENTION – David Drake (253) 864-4171 ddrake@puyallupWA.gov

No actions requiring a resubmittal under this permit application at this time; conditions are shown below. Conditions may affect final plan submittal documents, please review and contact staff if you have questions.

BUILDING – David Leahy (253) 435-3618 DLeahy@puyallupWA.gov

No actions requiring a resubmittal under this permit application at this time; conditions are shown below. Conditions may affect final plan submittal documents, please review and contact staff if you have questions.

CONDITIONS

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

PLANNING - Chris Beale (253) 841-5418 cbeale@puyallupWA.gov

Conditions – the following are recommended Planning Division staff recommendations to the Hearing Examiner:

1. The project shall comply with all requirements of the City's noise ordinance during construction. Noise related to construction, machinery and vehicles shall be limited to between the hours of 7:00 AM and 10:00 PM on weekdays and 9:00 AM and 10:00 PM on weekends, in accordance with City ordinance.
2. The Applicant shall complete an Inadvertent Discovery Plan (IDP), to the approval of the City, WA State Department of Archeology and Historic Preservation, and affected Tribal governments. The IDP shall be completed in a form supplied by the Department and shall be completed prior to issuance of the civil permit for the site.
3. A minimum of 14 days prior to starting site construction, the Applicant shall mail, in a format approved by the City, a post card or other informational letter, to the owners and residents of surrounding properties (those within a 300-foot radius of the site) a notice of construction schedule, protective measures that the contractor shall undertake to protect surrounding residents, contact information of the owner and site general contractor and information/processes on how the owner and site contractor shall respond to and resolve issues of concern related to site development.
4. Areas of lots whose boundaries abut exterior development shall comply with PMC 20.58.005 (2) as it relates to maximum height, setback, landscaping and stepbacks of retaining walls. Cut walls where the wall height will not be visible from the exterior of the plat are exempt. Walls between new lots within the development are height limited to 6' per PMC 20.20.040. A final grading plan shall be provided with the civil plans demonstrating compliance with these standards. On the final plat, a note shall be included on each lot affected by these rules that retaining walls in the first 30' of land area are limited to:
 - a. All retaining walls shall be set back from any rear or side yard property line by a minimum of six feet.
 - b. The maximum height of any singular retaining wall within 30 feet of a rear or side property line shall be six feet above finished grade.
 - c. A minimum of six feet of step-back shall be provided between any terraced retaining walls proposed within 30 feet of a rear or side property line.
 - d. No more than a total of three stepped retaining walls (complying with the maximum six-foot height limit above finished grade) shall be placed within 30 feet of a rear or side property line.
 - e. A Type I visual barrier landscape buffer shall be provided in front of all retaining walls, in accordance with the city's landscaping code and standards
5. A demolition permit is required for all structures to be demolished; asbestos abatement and PSCAA notification is required.
6. Storm water facilities requiring security fencing shall include vegetation around the outer perimeter of the fence sufficient to provide full screening of fencing materials (except access gates) within three years of installation. The area within the fence shall not be located in, or be considered part of, required landscaped areas.
7. 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 the PMC.
8. A note on the final plat shall indicate:
 - f. Landscaping installed as a part of an approved final landscape plan shall be maintained as to achieve the intended purpose of the landscaping, shall be free of all weeds and invasive plant materials and shall be free of litter/trash.
 - g. No landscaping approved and installed under a final landscape plan may be modified, removed or otherwise substantially altered without prior approval from the director or designee through a revised final landscape plan. This shall not be construed to apply to normal maintenance activities, in accordance with ANSI A300 – Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices.
 - h. Vegetative buffering – all areas of vegetative buffering shall conform to the requirements of PMC 19.12.070 (1).
 - i. Any required landscaping and street trees associated with plat improvements which are not installed as a part of the plat improvements at the time of final plat shall be secured using a city of Puyallup assignment of funds form only, as supplied by the Development Services Center.
 - j. The final site development civil plan set shall include a final landscape plan relating to all street trees, buffer areas and storm water areas, in accordance with PMC and the Vegetation Management Standards (VMS) manual.
 - k. Individual lots shall have landscaping plans with each permit to develop each home site.

9. Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage cannot impact adjacent or abutting properties during or after site construction.
10. Topsoil shall be placed on each lot to a minimum depth as specified in the city's codes and standards (8" of top soil, amended to meet city standards).
11. Wherever feasible, lot layout shall be developed consistent with low impact development principles.
12. Fences shall not encroach into any street right-of-way, and shall be set back a minimum of one foot from the edges of any sidewalk. Maximum height of all fences on the residential lots at the time of each lot being built out shall comply with PMC 20.20.040 and 19.12.070 (3)..
13. Standards and specifications regarding the type, placement, treatment, ownership, maintenance and modification, of fencing, walls or landscaping associated with perimeter treatment of the project boundaries, common areas, native vegetation easements, critical areas and associated buffer, shall be specified at the time of final plat approval
14. No cut trees, timber, organic debris, earth, rocks or stones 12 inches in diameter or greater, contaminated or nonstructural surplus soil, junk, rubbish, or other waste materials of any kind, including construction debris, shall be buried in any land without prior approval of the public works director or designee. No cut trees, timber, organic debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind, excluding landscape materials, shall be left deposited on any lot or street at the time the buildings are ready for occupancy
15. Signage – all signs shall conform to the applicable requirements of PMC 20.60. If a plat entry sign is desired, an appropriate area shall be identified and shown on the final plat document.
16. Best Management Practices, in accordance with City Engineer or designee direction and approval, shall be administered to reduce and suppress fugitive dust emissions during construction.

ENGINEERING - Joseph Berkey (253) 435-3616 jberkey@puyallupWA.gov

Conditions – the following are recommended Engineering Services Division staff recommendations to the Hearing Examiner:

1. 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 stormwater design associated with this preliminary plat was reviewed for compliance with the 2014 amended Stormwater Management Manual for Western Washington (DOE manual), which is the current adopted stormwater manual. The comments provided below are project-specific in nature and should not be considered an exhaustive list of the requirements from the PMC, design standards, or the DOE manual.

Water

2. Water to this site is to be provided by City of Puyallup. The applicant shall provide a water availability letter prior to civil plan approval. [[RCW 19.27.097](#) & [PMC 14.02.130](#)]
3. 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\(3\)\(b\)](#)]
4. The water main shall be located generally 10 or 12-feet west or south of roadway centerlines per city standard drawings. Any portion of the mainline extension located outside City right-of-way must be centered in a minimum 40-foot wide easement granted to the City for maintenance purposes. [[PMC 14.02.120\(f\)](#) & [CS 301.1\(11\)](#)]
5. A new water main line shall be extended to, and through, the site sufficient to provide the necessary flows for both the domestic system and fire system. The minimum water pipe size shall be 8-inch diameter. (Exception: A 4-inch water main may be installed if either, 1) the proposed main is a dead-end

- line with no possibility of being expanded in the future, or; 2) that portion of the proposed main beyond the last fire hydrant for the project.) [PMC 14.02.190, 14.20.010 & CS 301.1(1)]
6. The applicant shall be responsible for the operation and maintenance of the proposed water main located on private property.
 7. Any existing services that are to be abandoned at this site shall be disconnected at the main, the corp. stop removed, and the service plugged to city standards. [PMC 14.02.120(f)]

Sanitary Sewer

8. The applicant shall connect into the existing public system located within Chateau Dr. If a proposed connection is to occur elsewhere, the applicant shall confirm that the system is located within a 40-foot easement dedicated to the City for maintenance purposes [PMC 14.08.070, PMC17.42 & CS 401(14)]
9. The sanitary sewer main shall be located 5-feet east or north of roadway centerlines. [PMC 17.42]
10. 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)]
11. 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)]
12. If any buildings on site are connected to septic tanks, the applicant shall abandon the existing septic systems per Pierce County Health Department regulations. A Septic/Pump Tank Decommissioning Certification form must be completed and submitted to the Source Protection Program Department at (253) 798-6470. Verification of certification must be provided PRIOR to final city approvals. [PMC 14.08.070]

Stormwater

13. Design shall occur pursuant to the 2012 Stormwater Management Manual for Western Washington as amended in December, 2014 (The 2014 SWMMWW).
14. 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, continuous monitoring well (MR1-9) during the wet weather months (December 21 through April 1).
 - Hydraulic conductivity testing:
 - i. The development meets the threshold to require implementation of Minimum Requirement #7 (flow control); a Small Scale Pilot Infiltration Tests (PIT) during the wet weather months (December 21 through April 1) is required.
 - Testing to determine the hydraulic restriction layer.
15. 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>
16. 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)]
17. The following items shall be included at the time of Civil permit submittal:
 - o A permanent storm water management plan (2 sets) which meets the design requirements provided by PMC Section 21.10. The TIR/SSP shall be bound (3-ring binder, spiral binding, etc.) and 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. 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]

- o A written technical report that clearly delineates any offsite basins tributary to the project site and includes the following information: [PMC 21.10.060]
 - o the quantity of the offsite runoff;
 - o the location(s) where the offsite runoff enters the project site;
 - o how the offsite runoff will be routed through the project site.
 - o the location of proposed retention/detention facilities
 - o and, the location of proposed treatment facilities
- o All pipe reaches shall be summarized in a Conveyance Table containing the following minimum information and included in the TIR:

Pipe Reach Name	Design Flow (cfs)
Structure Tributary Area	Pipe-Full Flow (cfs)
Pipe Diameter (in)	Water Depth at Design Flow (in)
Pipe Length (ft)	Critical Depth (in)
Pipe Slope (%)	Velocity at Design Flow (fps)
Manning's Coefficient (n)	Velocity at Pipe-Full Flow (fps)
	Percent full at Design Flow (%)
	HGL for each Pipe Reach (elev)

- o In the event that during civil design, there is insufficient room for proposed stormwater facilities in the area(s) shown on the Preliminary Plat, the stormwater area(s) shall be increased as necessary so the final design will be in compliance with current City Standards. This may result in the number of lots being reduced, or a reduction in other site amenities. [PMC 21.10.060(4), 21.10.150]
18. 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. The link below may be used to obtain information to apply for this permit:
<http://www.ecy.wa.gov/programs/wq/stormwater/construction/>
 19. The project discharges to a stream that leads to a wetland. The City will require an analysis from a wetland biologist and/or hydrogeologist to address Minimum Requirement #8 in accordance with Ecology manual Appendix I-D. This analysis will review your proposed discharge rate/duration/quality to the wetland and determine if there are any potential changes to the hydroperiod or impacts to the wetland ecosystem. The analysis will have to include a review of your offsite analysis and WWHM model as part of their determination. The stormwater report will need to be altered to include the analysis and any of the wetland Biologists/hydrogeologists recommendations to address any potential impact. This analysis will also have to be reviewed by planning to ensure that the analysis addresses their critical area code requirements.
 20. Any above-ground stormwater facility shall be screened in accordance with planning requirements.

Notes Specific to Major Plats

21. A ¾-inch water service shall be provided for each building lot and shall be extended 10-feet into each of the proposed lots. The City will provide meters at the time of individual lot development. [PMC 14.02.220(2) & CS 301.3]
22. A new 8-inch sanitary sewer mainline shall be extended into and through the development per City Standards. 6-inch side sewers shall be extended 15-feet into the proposed lots. [PMC 14.20.010 & CS 401(6)]
23. Utility extensions shall be completed prior to building permit issuance. [PMC 14.02.130]
24. Water connection fees and systems development charges will be assessed at the time of building permit issuance for the individual lots. [PMC 14.02.040, 14.10.030]
25. For new plats, sewer connection fees and systems development charges will be assessed at the time of building permit issuance for the individual lots unless the developer/builder chooses to take advantage of the fee deferral option available by City Ordinance 2965. [PMC 14.10.010, 14.10.030]
26. The following Dedication language shall be provided on the final plat document:

- FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF PUYALLUP, ITS SUCCESSORS AND ASSIGNS, WHICH MAY BE OCCASIONED TO ADJACENT LAND BY THE CONSTRUCTION, DRAINAGE OR MAINTENANCE OF DEDICATED ROADS WITHIN THIS SUBDIVISION, OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF PUYALLUP.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, TO INDEMNIFY AND HOLD THE CITY OF PUYALLUP, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY LOSSES, INCLUDING ANY REASONABLE COSTS OF DEFENSE, SUFFERED BY THE CITY OF PUYALLUP, ITS SUCCESSORS AND ASSIGNS, RESULTING FROM CLAIMS FOR DAMAGES BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION FINALLY ADJUDICATED TO HAVE BEEN CAUSED BY THE NEGLIGENCE OR WRONGFUL ACTS OR OMISSIONS OF THE UNDERSIGNED OWNERS, THEIR EMPLOYEES, AGENTS OR CONTRACTORS, IN ALTERING THE GROUND SURFACE, DRAINAGE OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, OR IN ESTABLISHING OR CONSTRUCTING THE ROADS WITHIN THIS SUBDIVISION.

PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT APPLY TO THE EXTENT THAT ANY LIABILITY OR DAMAGES RESULT IN WHOLE OR IN PART FROM THE NEGLIGENCE OR WRONGFUL ACTS OR OMISSIONS OF THE CITY OF PUYALLUP, OR ITS EMPLOYEES, AGENTS, CONTRACTORS, SUCCESSORS OR ASSIGNS.

SUBJECT TO THE TERMS AND CONDITIONS CONTAINED HEREIN, THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

Fees

27. Water, Storm 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 1st. 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]

Water

28. A water system development charge (SDC) will be assessed for each new single-family residence and is due at the time of building permit issuance for the individual lot(s). The current amount of the SDC as of this writing is **\$3,965.00**. [PMC 14.02.040, 14.10.030]

Sewer

29. A sanitary sewer system development charge (SDC) will be assessed for each new single family residence and is due at the time of building permit issuance for the individual lot(s). The current amount of the SDC as of this writing is **\$5,480.00** [PMC 14.10.010, 14.10.030]

Stormwater

30. A Stormwater Systems Development Charge (SDC) will be assessed for each new single family residence. The current SDC as of this writing is **\$3,312.00** per unit.

TRAFFIC – Bryan Roberts (253) 841-5542 broberts@puyallupWA.gov
Traffic Conditions to the Hearing Examiner include:

31. An updated Traffic Scoping Worksheet will be required the reflects the approved site plan and building layout. The City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) Trip Generation, 10th Edition. For single-family units use ITE's Trip Generation average rate. The project trips shall be rounded to the nearest tenth. Trip credits would be allowed for any existing development.
32. The city has adopted a City-Wide Traffic Impact Fee. The project's proportionate share to this fee program would be determined when the traffic scoping worksheet has been submitted. The \$4,500 traffic impact fee per PM peak hour trip shall be paid prior to building permit issuance.
33. Park impact fee was established by Ordinance 3142 dated July 3, 2017 and shall be charged per new dwelling unit based on its size:

Size of Residential Dwelling	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

34. Per Puyallup Municipal Code Section 11.08.130 the applicant/owner would be expected to construct half-street improvements including curb, gutter, sidewalk, roadway base, pavement, and street lighting for 9th St SW and the proposed public internal roadway. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.
35. A maximum 10% grade for all internal roadways & driveways.
36. Type 3 barricade on eastern roadway terminus per city standards.
37. During Civil review, a separate Street light plan within plan set is required.

FIRE PREVENTION – David Drake (253) 864-4171 ddrake@puyallupWA.gov

Fire Protection Division conditions include:

38. Fire truck turn around will be required for dead-end roads over 150'.
39. Driveways must be of proper length to fit average sized vehicles in order to narrow the roadway width. Without proper driveway lengths an AMR will be denied.
40. After redesign is complete, a full review of Fire and Life safety will be required prior to any fire approvals.

BUILDING – David Leahy (253) 435-3618 dleahy@puyallupWA.gov

Building Division conditions include:

41. Need to provide a Geo-Tech report at the time of submission for building permits
42. Need to make sure during the design for the new houses that you take into account the slopes of the properties per the IRC in effect at the time of a complete submittal for building permits. The rear yard areas proposed final grading appears problematic and may require IRC code compliance.
43. When getting ready to apply for building permits make sure plans are complete with all building, mechanical, plumbing and truss specs stamped by the truss engineer, energy code requirements, and an engineering packet if needed.
44. Building permits are subject to RCW 19.27.095 Building permit application.

RESUBMITTAL INSTRUCTIONS

Please submit electronic copies of the requested information at your earliest convenience to continue the review process of your application. All permit resubmittals must come in through the City's SharePoint upload folder system; please use link provided in page 1 of this letter. The electronic submittal must contain the entire permit resubmittal

package including all attachments and a response letter fully responding to all the “Action Items”, as outlined above. For questions or if you experience issues with file upload, contact: PermitCenter@puyallupWA.gov.

Resubmittal link:

https://copuyallup.sharepoint.com/:f:/s/epermits/EuJPpgvBGCRNs30emywZ_ycBwxllpaOYssnrldmIPKdcFQ?email=kjrkebo%40apexengineering.net&e=Ot11Fp

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

Sincerely,

Chris Beale, AICP
Senior Planner
(253) 841-5418
cbeale@puyallupWA.gov