



CITY OF PUYALLUP

Development and Permitting Services

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October 23, 2020

April Delchamps
La Grande Home Owners Association

Hello April

Thank you for your comment letter that we received on September 23, 2020 regarding application P-20-0085, Andrey's Estates preliminary major plat. Staff city has completed the first round of review of the application and issued notes to the applicant on October 09, 2020. We provided those notes to you on October 16, 2020 via email. Please let us know if you have questions on the content of that letter. There is still no public hearing date scheduled on the application. You will receive future notice of that hearing with the city's Hearing Examiner.

City Traffic and Planning staff have reviewed your letter. We wanted to provide you feedback and response to your comments and requests. The following is a summary of your requests and city staff responses

Chateau roadway extension:

- Narrow the width of the roadway to accommodate two narrow lanes of traffic to discourage speeding.

City staff response: City staff acknowledges that narrowed lane widths do promote lower speeds. However, on street parking will need to be maximized within the streets of the new project to maximize containment of parking within the plat and not spill into La Grande. City staff will evaluate possible alternate traffic calming elements during engineering design review.

- No Parking to address the sight line issues created by the difference in elevation between La Grande Station and Andrey's Estates as well as to address speeding concerns

City staff response: On street parking is a key feature that city staff is focusing on maximizing within the boundaries of the Andrey's Estates plat. City staff will be reviewing sight distance relative to best engineering practices and standards.

- Require sidewalks and a planting strip on both sides of Chateau Drive.
- Speed bump or hump on the Chateau Drive extension.

City staff response: Sidewalks & planter strips are being required and will be consistent with existing Chateau Drive improvements, yes. City staff will evaluate possible alternate traffic calming elements during engineering design review. The following was included in our notes to the applicant:

9. Traffic calming features (such as mid-block choker and/or speed table/hump) will be required on the Chateau extension

Construction issues / concerns:

- Require construction vehicles to repair any potholes and excessive wear and tear on any street in La Grande Station.
- Require construction to occur between 8am and 7pm only.

City staff response: Repair of any damaged infrastructure as a result of construction is always required by code. City code allows a longer daytime working hours. Limits to the evening hours may be achievable as a condition of approval related to the plat. Morning construction is allowed by city code to start at 7am and may be more difficult to modify. The Hearing Examiner can condition the project.

- Require Signage on the Chateau extension to indicate that you are entering Andrey's Estates.

City staff response: City staff cannot require private signage on private property. Signage is an option for the developer to install consistent with city codes.



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