



ALTERNATIVE METHODS OR CONSTRUCTION MATERIALS REQUEST

Engineering Design Standards

PRAMR20221054

This request must be filled out completely for the City to consider any deviations from their design standards and requirements for engineering design. Please be aware the City of Puyallup's design standards are **MINIMUM** requirements. These requirements are considered by the City as fair, reasonable and promote public safety. The applicant is obligated to convince City staff this request is necessary, justifiable, and will not reduce public safety. To be granted, **all** departments must be in agreement.

When preparing this application, please print or type the reply to each question. Incomplete applications will delay the timeliness of the review. This application is the sole basis for approval of deviations from standards, be sure to supply eight (8) copies and attach any and all supporting documentation to the application.

If you have any questions, please contact Engineering Services at (253) 864-4165.

Application Fee: \$250.00

OWNER

Name: 1124 Valley Ave LLC CO Kermit Jorgensen

Address: 550 S Michigan Street

City St Zip: Seattle WA 98108

Contact No: (206)787-1475

Email: kjorgensen@neilwalter.com

APPLICANT

Name: Contour Engineering, LLC CO Patrick Hopper

Address: PO Box 949

City St Zip: Gig Harbor, WA 98335

Contact No: (253)236-3151

Email: patrick.hopper@contourengineeringllc.com

ENGINEER/ARCHITECT

Name: Kyle Mauren, P.E.

Address: PO Box 949

City St Zip: Gig Harbor, WA 98335

Contact No: (253) 234-9625

Email: kyle.mauren@contourengineeringllc.com

CONTRACTOR

Name: TBD

Address: _____

City St Zip: _____

Contact No: _____

Email: _____

SITE ADDRESS: 1106, 1042 Valley Ave NW PARCEL NO: 0420163040, 0420163041 ZONING: ML

PROJECT NAME: Valley Avenue Contractors Yard

LAND USE APPLICATION #: TBD BUILDING PERMIT APPLICATION #: NA

Signature of Applicant: Patrick Hopper Date 7/1/2022

Items 1-9 are issues and concerns that must be addressed by the applicant. If additional reports, supporting documents and attachments are necessary to clarify/support this request, material shall be listed in item 9 and referenced within items 1-9.

1. Describe the proposed modification (from what requirements are you seeking relief?).

City of Puyallup Standard Detail 01.02.16, Standard Commercial Driveway Approach, notes 5 & 6 state that spacing for a new commercial driveway approach shall be a minimum of 300' measured between the closest edges of each driveway. Also applies to driveways across the street. A new commercial driveway approach is being proposed, however there is no location along the project site frontage that would comply with the standard spacing requirement.

2. Describe how the proposed modification is based on sound engineering principles. (Granting the modification will not result in risk or harm to the public related to storm drainage, traffic, water, sanitary sewer, transportation, fire protection or structural matters).

The proposed location for the new driveway is in the middle of the two closest driveway approaches, both located across Valley Avenue. The proposed location is close to the midpoint of the project sites frontage. The proposed driveway approach will comply with all other city standard requirements and has been sized appropriately (40 feet wide) for the largest possible vehicles (WB-67 Truck and Trailer) that would be accessing the project site.

3. Describe how a strict application of the requirement would impose an undue hardship on the applicant.

Strict application of the requirement for minimum spacing between existing driveways on both sides of the street for a new commercial driveway approach would result in no location on the project site being compliant with the spacing requirement. Valley Avenue is a major/principal arterial type street, requiring 300 feet of spacing between new driveways. Multiple commercial driveways already exist across Valley Avenue and to the SE of the project site. The available frontage of the project site is only 195 feet and any proposed location for an adequately sized driveway would be within 300 (and within 150) feet of an existing driveway.

4. Describe how the requirements for safety, environmental considerations, function, appearance and maintainability would be fully met, assuming the granting of your request.

The proposed driveway would be designed and constructed to comply with all requirements of the City of Puyallup Municipal Code. The driveway will be paved and sized adequately for all types of vehicles anticipated to access the site. Proper site lines will be maintained at the driveway approach. The two (2) existing residential driveways on the project site will be closed to remove existing points of conflict with the new driveway.

5. Describe how the granting of the modification provides adequate protection of the public health, safety and welfare.

Approval of the request will allow for construction of a driveway that will be reviewed for compliance with all other City of Puyallup standard requirements from the Municipal Code. Two (2) existing residential driveways will be closed along the project site frontage to reduce/remove points of conflict along Valley Avenue.

6. Does this request require different maintenance cycles, equipment or skills?

No, the request does not require different maintenance cycles, equipment or skills. Upon approval of all required permits and reviews for the associated project, the driveway will be constructed using standard/common practices, equipment and skills for typical commercial/industrial developments.

7. Does this request provide for a service life equal to or greater than the City requirement?


Approval of the request will provide for a service life of the proposed commercial driveway approach that is equal to or greater than the City standard requirement.

8. Describe how the granting of the modification will be in the best interest of the public?

Granting the request will result in the redevelopment of the project site into a contractor yard that complies with the City of Puyallup Municipal Code. Two (2) existing residential driveways along the project sites frontage will be closed. Additional ROW along the project site will be dedicated to City of Puyallup as a result of approval of the proposed land use project scope, and any necessary impact fees will be paid to the City, if required, as conditions of project approval.

9. List reports, supporting documents and attachments accompanying this request:

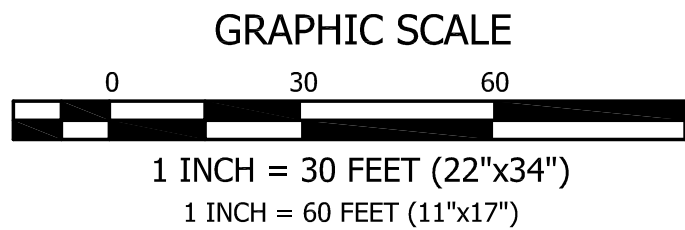
Preliminary Site Plan - Driveway Exhibit

STAFF RECOMMENDATIONS	APPROVED	DENIED	DATE
Development Engineering			07/12/2022
Conditions: Request to vary driveway spacing approved based on existing frontage length. FINAL LOCATION OF THE DRIVEWAY ACCESS SHALL BE DETERMINED BY TRAFFIC ENGINEERING.			
Planning Department	NOT APPLICABLE		
Conditions:			
Traffic Engineering	BR		08/19/2022
Conditions: The proposed non-standard driveway placement (substandard spacing and driveway alignment) is acceptable for the proposed land use only (contractor yard/outdoor storage). This AMR approval does not vest driveway design or placement for future development beyond what is currently being proposed (extremely low site generated volume assumed). Negative offset driveway alignments can cause inbound left turn conflicts with adjacent driveways (especially for large vehicles).			
Public Works - Streets	Per Email dated 7/14/22		
Conditions: Mark, I will approve it. The offset of this driveway to the approach across the street is pretty much the same as the next commercial driveway just to the east. I do not know the expected daily trips in and out of this approach, they say it will be a construction yard.. Having said that I typically would refer to Bryan.			
Public Works - Water	NOT APPLICABLE		
Conditions:			
Public Works - Collections	NOT APPLICABLE		
Conditions:			
Stormwater Engineer	NOT APPLICABLE		
Conditions:			
Fire Code Official	NOT APPLICABLE		
Conditions:			
Police Department	NOT APPLICABLE		
Conditions:			

	APPROVED	DENIED	DATE
City Engineer	ICC 		8/26/2022 8/29/2022

CONDITIONS: _____

VALLEY AVENUE CONTRACTORS YARD
A PORTION OF SECTION 16, TOWNSHIP 20, RANGE 04, W.M.,
PUYALLUP, PIERCE COUNTY, WASHINGTON
PRELIMINARY SITE PLAN



VICINITY MAP
NOT TO SCALE

LEGEND

SURVEY

PROPOSED

---	CONTOURS	---
---	PROPERTY LINE/RIGHT-OF-WAY	---
---	RIGHT-OF-WAY DEDICATION	---
---	RIGHT-OF-WAY CENTERLINE	---
---	EASEMENT	---
---	BUILDING SETBACK	---
SD	STORM DRAIN LINE	SD
SS	SANITARY SEWER LINE	SS
RD	ROOF DRAIN LINE	RD
FM	SANITARY SEWER FORCE MAIN LINE	FM
UT	COMMON UTILITY TRENCH	UT
OHP	OVERHEAD POWER LINE	OHP
P	UNDERGROUND POWER LINE	P
G	GAS LINE	G
W	WATER LINE	W
⊙	TYPE 2 CATCHBASIN	⊙
⊙	TYPE 1/TYPE 1L CATCHBASIN	⊙
⊙	STORM DRAIN CLEANOUT (SDCO)	⊙
⊙	SANITARY SEWER MANHOLE	⊙
⊙	SANITARY SEWER CLEANOUT (SSCO)	⊙
⊙	HYDRANT	⊙
⊙	WATER VALVE	⊙
⊙	WATER METER	⊙
⊙	FIRE STAND PIPE (FSP)	⊙
⊙	FIRE DEPARTMENT CONNECTION (FDC)	⊙
⊙	PRESSURE RELEASE VALVE (PRV)	⊙
⊙	GAS MARKING POST	⊙
⊙	GAS METER (GM)	⊙
⊙	GAS VALVE (GV)	⊙
⊙	MONUMENT	⊙
⊙	POWER POLE (PP)	⊙
⊙	GUY WIRE (GW)	⊙
⊙	WATER MARKING POST (WMP)	⊙
⊙	LIGHT STANDARD/YARD LIGHT (LS/YL)	⊙
⊙	POWER MANHOLE (PMH)	⊙
⊙	POWER VAULT	⊙
⊙	TRANSFORMER PAD	⊙
⊙	TELEPHONE JUNCTION BOX	⊙
⊙	CABLE JUNCTION BOX (CJB)	⊙
⊙	SIGNAL BOX (SB)	⊙
⊙	WHEEL STOP	⊙
⊙	SIGN	⊙
⊙	BOLLARD	⊙
⊙	ASPHALT	⊙
⊙	CONCRETE	⊙
⊙	GRAVEL	⊙

PROJECT INFORMATION

PARCEL #S: 0420163040 (PARCEL A)
0420163041 (PARCEL B)
GROSS SITE AREA: 73,937 SF OR 1.697 ACRES
ADDRESS/LOCATION: 1106 & 1042 VALLEY AVENUE NW
PUYALLUP, WA 98371
ZONING: ML - LIMITED MANUFACTURING
PROPOSED USE: CONTRACTOR YARD
PAVED OUTDOOR STORAGE
BUILDING SETBACKS:
FRONT: 20 FT
INTERIOR: 0 FT
REAR: 0 FT

PROJECT INFORMATION

LANDSCAPING: 12 FT FRONT - FROM MAJOR ARTERIAL
6' PERIMETER LS. FENCING/SCREENING TO BE
PROVIDED AROUND PERIMETER OF LOT.
INTERIOR/PARKING LOT LS: MIN 5% OF PAVED AREAS (OVER 10,000 SF)
MAX LOT COVERAGE (BLD): 65%
MIN LOT WIDTH: 75 FT
MIN LOT DEPTH: 100 FT
MIN STREET FRONTAGE: 25 FT

PROJECT NOTES

VEHICLE TYPE USED FOR DESIGNING TURN
MOVEMENTS INTO THE PROJECT SITE IS THE
WB-67 INTERSTATE SEMI TRUCK & TRAILER

SHEET TITLE: PRELIMINARY SITE PLAN
AMR REVIEW
DRIVEWAY LOCATION

CLIENT: 1124 VALLEY AVE, LLC
550 S MICHIGAN STREET
SEATTLE, WA 98108
CONTACT: KERMIT JORGENSEN
PHONE: (206) 787-1475

DESIGNER: PH
ENGINEER: KM
DRAWN: PH
S16 T20 N R04E WM
DATE: 2022-07-01
REVISED:

PROJECT: 21-247
DWG NAME: 21-247-A

SHEET
PRELIM
1 OF 1

ENGINEERING • L.L.C.
CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourplc.com
Mailing Address: P.O. Box 949, Gig Harbor, WA 98335
Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332