



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Comment Notice

Permit Application # E-21-0406

December 29, 2022

The City has completed the review of the above-mentioned permit submittal. Below please find the permit submittal review comments from your review team. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

Engineering Civil Review (Reviewed By: Jamie Carter, (253)435-3616, JCarter@puyallupwa.gov)

- ◆ Planning and zoning requirements do not support work or installation of utilities in this area. Parcel #0420204263 is not part of this project and as such shall not have catch basins or pipes installed within its boundaries. Furthermore catch basins should not be installed in areas that are not paved. Revise the storm drainage structure layout based on the recent zoning decision handed down by the Puyallup City Council. All changes must be carried through to the Drainage Report and any other affected documents and resubmitted.

Planning Review (Reviewed By: Chris Beale, (253)841-5418, CBeale@PuyallupWA.gov)

- ◆ Provide all available recorded access and utility easements along the south side of the development. Trees and landscaping must be placed interior to all access and utility easements on TPNs 0420204263, 0420208027, 0420208039, 0420213006. Neighboring property owners have provided information regarding non-exclusive easements for all parcels listed here, starting at the SE corner of TPN 0420204069 and extending to 15th Ave.
- ◆ All interior light standards shall be removed and replaced by conforming and shielded lighting per PMC 20.26.500; Light fixtures shall be no higher than 20 feet above any finished grade level within 10 feet of the fixture.
- ◆ Confirm all underground fuel and storage tanks have been removed and soil remediation work completed in accordance with regulatory agencies (TPCHD, ECY, etc.) Confirm all existing storm water facilities and structures will be demolished, removed and properly disposed of.
- ◆ See other Planning Division comments in plan set mark ups, carried over from P-21-0087, documents and images, "E-21-0406 Pages from p-21-0087 resub 1 plans PLANNING REDLINES" document. Please also refer to P-21-0087 for full Planning comments as they relate to this permit.
- ◆ Due to the denial of the Comp Plan/rezone amendment request, this parcel (zoned RM-10), a 30 foot; perimeter buffer on the commercial side must be shown. See PMC 20.26.500 [landscape L1.0]
- ◆ Type IV landscape required throughout. Please re-review landscape code in VMS. This requires 15 foot wide landscape islands, with 6 foot connector landscape strips every 8 stalls and silva cells. Please re-review the design requirements [landscape L1.0]
- ◆ 30 foot buffer interior to drive aisle and easement required. [landscape L1.0]
- ◆ Shrub density on site frontage required to "consist of clustered groupings of low growing shrubs and ground covers

that provide 50 percent ground coverage within 5 years of planting"; [landscape L1.0]

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- ◆ Shrub density on site frontage required to "consist of clustered groupings of low growing shrubs and ground covers

that provide 50 percent ground coverage within 5 years of planting";. [landscape L1.0]

- ◆ Planter strip for street trees required. [landscape L1.0]
- ◆ Perimeter not required adjacent to RM-10 parcel due to the denial of the Comp Plan/rezone amendment request. Leave this area.
- ◆ Increase shrub plant density between trees to meet PMC 20.26.500 requirements Understory shrubs (at least three-gallon container size) spaced no more than five feet on center, or sufficiently sized and spaced to assure full screening between required trees up to a height of six feet within three years (as determined by a professional landscape architect and as approved by the director). A variety of shrubs may be used, provided they are of a type and species that will provide vertical height and horizontal fullness for screening purposes (e.g., photinia frasier, arborvitae, huckleberry, tall Oregon grape).
- ◆ Increase shrub plant density between trees to meet PMC 20.26.500 requirements Understory shrubs (at least three-gallon container size) spaced no more than five feet on center, or sufficiently sized and spaced to assure full screening between required trees up to a height of six feet within three years (as determined by a professional landscape architect and as approved by the director). A variety of shrubs may be used, provided they are of a type and species that will provide vertical height and horizontal fullness for screening purposes (e.g., photinia frasier, arborvitae, huckleberry, tall Oregon grape).
- ◆ Interior fence required per PMC 20.26.500. Landscape berming shall be provided outside of root protection zone to meet Type Id [landscape L1.0]
- ◆ Public sidewalk cannot be located on private prop. [landscape L1.0]
- ◆ Need OHWM determination from qualified biologist. any work in 200'; shoreline area may require shoreline permitting. [landscape L1.0]
- ◆ Tree species may not be acceptable for under OHP. Please check w LA [landscape L1.0]

Engineering Traffic Review (Reviewed By: Bryan Roberts, (253)841-5542, broberts@PuyallupWA.gov)

- ◆ For traffic scoping comment, see document markup.

Proposed gates must meet Pierce County Standards. Gates must be reflectorized and have vertical stripes alternately red and white at 16-inch intervals measured horizontally. This guidance comes directly from the MUTCD (Section 2B.68).

Street trees shall be located behind sidewalk along River Rd due to sight distance concerns/conflicts

Maintain 8ft sidewalk at 15th/River Rd intersection.

NW corner of 15th/River Rd does not meet minimum 35ft radius requirement

Per previous comment, include a sight distance analysis ESD for 15th St NW/River Rd intersection

Sight distance analysis needs to include an SSD evaluation. Need to ensure EB vehicles have adequate sight lines to see roadway obstruction at River Rd/15th St NW

River Rd Driveway

Utility pole on east side of driveway needs to be at least 3ft from face of curb (to edge of pole).



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Proposed driveway does not meet 300ft spacing requirement from the adjacent AUTOS4LESS.COM driveway. Work with property owner to remove this non-compliant driveway access. Access no longer needed to access gravel lot.

River Rd frontage improvements are missing along the northwest corner of development

Driveway spacing requirement on 15th St NW is 150ft (collector), driveways on 15th St NW must be relocated & consolidated to meet spacing standards. See exhibit previously provide by Jamie Carter.

Fire truck AutoTurn not using current site plan

a. Each AutoTurn analysis must include the following:

- i. All movements need to start straight and end straight.
- ii. Make sure "Turn Wheels from Stop" is not selected.
- iii. Please include the template of the vehicles used
- iv. For clarity, wheel & overhang paths should be different colors.

b. Curb radii and entrance dimensions shall be increased as necessary to allow vehicles to access the site without encroaching into adjacent lanes of traffic.

Separate street light design is required Street lighting plan:

- i. City standard streetlights are required every 150ft along frontage (River Rd & 15th St NW).
- ii. River Rd (Arterial) will require GE EVOLVE ELR2 Fixtures ERL2-3-23-A3-40-D-Gray-A-V1 (City to provide latest part numbers)
- iii. It is the sole responsibility of the design engineer to ensure streetlight design/placement is outside of the 10ft minimum "safe zone" area. The City will not allow streetlights to be within 10ft of the PSE primary for safety reasons.
- iv. Streetlights shall have shorting caps installed with remote photocell located on the service cabinet.
- v. PSE utility pole mounted streetlights do not meet current City standards and will be removed with installation of City standard streetlights.
- vi. Streetlight design shall provide the following:
 1. Provide details on how streetlights will be powered
 2. Location of conduit runs
 3. Wiring Schedule - Conduit size/type/details for each raceway, Conductors details
 4. Pole schedule - STA & offset for each luminaire
 5. Show location of junction boxes

Any existing driveway cuts along frontage that are not utilized for this project shall be replaced with curb/gutter/sidewalk.

◆ This building was previously Hagen's Auto Parts & Machine Shop. It's the City's understanding that only a small portion of the building sqft was used for vintage auto parts sales. The warehouse building space was used as a machine shop. LUC 110 should be used to represent industrial space

[Traffic Scoping Document]

◆ Do not include Car Trek used car buildings in calculation. Land use not changing.

[Traffic Scoping Document]

◆ Please confirm if building will be used for new car sales or used car sales. SEPA needs to define which land use will be assumed for this site (LUC 840 vs 841).



[Traffic Scoping Document]

- ◆ LUC 210 should be 0.94 trips per DU
 $4 * 0.94 = 3.8$

[Traffic Scoping Document]

- ◆ Per the SEPA check list: "the project intends to continue to use the site for automotive sales, auto parts store and automotive storage facility"

Proposed land use summary does not show estimated trips for auto parts store or automotive storage functions as defined in SEPA.

Per the SEPA check list: The project proposes to provide approximately 750 vehicle display and storage stalls on-site.

Provided detailed assumption for how automotive storage operation will impact vehicle trips.

[Traffic Scoping Document]

- ◆ Will the 2,160 sqft auto service center be demolished? [Traffic Scoping Document]
- ◆ Demolished? More detail needed.

[Traffic Scoping Document]

- ◆ 737 daily & 79 PM peak hour trips far exceeds actual trip generation of Hagen's site. [Traffic Scoping Document]

- ◆ LUC 943 should be 2.06 trips per 1000 sqft
 $2.16 * 2.06 = 4.4$

[Traffic Scoping Document]

- ◆ LUC 841 should be 3.75 trips per 1000 sqft
 $2.4 * 3.75 = 9.0$

[Traffic Scoping Document]

- ◆ LUC 841 should be 3.75 trips per 1000 sqft
 $1.6 * 3.75 = 6.0$

[Traffic Scoping Document]

- ◆ recalculate using "Peak Hour of Adjacent Street Traffic" [Traffic Scoping Document]

To resubmit, you must address all comments and complete the [resubmittal form](#).

When you are ready to resubmit, you can do so using the customer portal, by **uploading a "new version" of the submittal requirement**. In addition, if any resubmittal fees have been assessed, **you will need to pay your resubmittal fee at the time of resubmittal**. **Your resubmittal will not be processed until the fee has been paid**. Please note, partial resubmittals will be deemed incomplete and returned.

The review team may have also added conditions to the permit application that are not listed above. The permit conditions can be found in the CityView portal. Please note, some of the conditions may need to be resolved prior to permit issuance.

If you need assistance with resubmitting your corrections, please contact the Permit Center.

Sincerely,

City of Puyallup Permit Center
(253) 864-4165 option 1



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