



City of Puyallup  
**Planning Division**  
 333 S. Meridian, Puyallup, WA 98371  
 (253) 864-4165  
 www.cityofpuyallup.org

February 23, 2023

Barghausen Consulting Engineers  
 18215 72nd Ave S  
 Kent, WA 98032

| DEVELOPMENT REVIEW TEAM (DRT) LETTER |   |
|--------------------------------------|---|
| DRT #                                | 2   |
| PERMIT #                             | PLPSP20220079   |
| PROJECT NAME                         | ARCO #7184 AM/PM Fueling Facility - New Development   |
| PERMIT TYPE                          | Preliminary Site Plan   |
| PROJECT DESCRIPTION                  | The proposed scope of work includes the construction of a new 3,349-square-foot ARCO AMPM convenience store, a 49'x129' fuel canopy with eight (8) multi-product dispensers (MPDs), a 25,000-gallon underground storage tank (UST), and a 22,000-gallon split UST (12,000/10,000) allocated for diesel and premium fuel. Additionally, the project will include the construction of a detached 24'x48' car wash with a single drive-through lane and one (1) vacuum station. Site improvements will include surface parking for 21 vehicles, including four (4) EV charging spaces, interior and perimeter landscaping, off-street improvements, exterior lighting, source control, spill prevention, signage, pedestrian walkways, and trash and recycling enclosure. The existing restaurant building will be demolished to accommodate new improvements. |
| SITE ADDRESS                         | 1402 S MERIDIAN, PUYALLUP, WA 98371;  |
| PARCEL #                             | 7730000281;   |
| ASSOCIATED LAND USE PERMIT(S)        | P-21-0059   |
| APPLICATION DATE                     | May 13, 2022  |
| APPLICATION COMPLETE DATE            | May 17, 2022  |
| PROJECT STATUS                       | <b>Active Development Review Team (DRT) review case - resubmittal required.</b> Please address review comments below and resubmit revised permit materials and by responding in writing to the remaining items that need to be addressed.   |
| APPROVAL EXPIRATION                  | <b>N/A - Active permit application, not approved</b>  |

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|------------|--|
| CONDITIONS | <p><b>Active permit application, not approved;</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> |
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**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 Review** - Nabila Comstock; (253) 770-3361; NComstock@PuyallupWA.gov

- Please resubmit all plans (landscaping, civils, etc.) with the updated property line in accordance with the ROW dedication. [landscape plan, L-1]

**Engineering Review** - Anthony Hulse; (253) 841-5553; AHulse@PuyallupWA.gov

- The project appears to only be proposing 6 gas dispensers. Update the report [drainage report, pg 6]
- Include an additional map indicating Basin 1 vs Basin 2 (Bypass) [Drainage report, pg 34]
- Provide a preliminary WWHM calculation showing that the proposed Modular Wetland Unit meets minimum requirement #6. [drainage report, pg 43]
- The pre-developed conditions do not show the existing impervious surfaces which will skew the WWHM results for the flow control calculation. Revise accordingly. [Drainage report, pg 45]
- The proposed catch basin is being placed within the pedestrian access route. Revise accordingly. [site plan, pg 7]
- The interior floor of trash enclosure shall be sloped towards a type I catch basin, or equivalent and be plumbed to sanitary sewer. Show this structure and connection. [site plan, pg 7]
- The city requires grease interceptors for projects proposing to discharge greater than 100mg/L of fats/oils and grease. The grease interceptor shall be designed in accordance with 14.06.031 and the Uniform Plumbing Code. Revise the grease trap. [site plan, pg 8]
- The proposed building requires a commercial sampling tee per city standard 04.03.04. [site plan, pg 8]
- Provide information within the drainage report that speaks to the flow splitter. What is the purpose of this device prior to the treatment modular wetland unit? [drainage report, pg 6]
- Is there an existing easement in place that allows for this connection on private property? If so, show it on the plans, if not provide this information. This may be conditioned to be a requirement of the civil permit, rather than the preliminary site plan. [site plan, pg 8]
- Just an fyi, at the time of civils, this telephone cabinet will need to be strategically re-located to provide a 4' wide compliant ADA pathway. Ideally this would be placed within new 10' planter strip. [site plan, pg 8]

**Engineering Traffic Review** - Bryan Roberts; (253) 841-5542; broberts@PuyallupWA.gov

- For the Meridian driveway design, the type and extent of physical access restrictions will be determined during civil review. Depending on the type of access restriction, coordination may be necessary with businesses on the east side of Meridian.
- The required Meridian access restriction (right-in/right-out) will impact adjacent internal property owners. Applicant shall provide letters of support and/or documentation showing concurrence from adjacent property owners (legal access easement holders for ingress/egress @ Meridian).
- Proposed driveway improvements are partially located on private property. Coordinate with adjacent property owner for possible construction easement.
- During civil review, the sidewalk alignment (on either end of frontage) will need to provide gradual transitions.
- During civil review, the existing 30ft streetlight may need to be relocated and/or upgraded to meet current City standards. City standards require the edge of streetlight foundation to be at least 24" from face of curb. 12ft minimum arm must overhang at least 3ft into the roadway.

- During civil review, included updated sight distance analysis that identifies all sight obstructions. (street tree placement, railing, monument signage, fences, bus pad, etc.)
- Traffic Scoping comments sent directly to Transpo Group
- Items to include in TIA:
  - Once the traffic scoping document has been updated, must coordinate with the City on the scope of the TIA
  - To ensure unserved demand is captured in your delay analysis, existing queue lengths need to be collected with turning movement counts. Provide a detailed description for how unserved demand will be accounted for in the TIA.
  - Use 3% annual growth rate.
  - Analyze the need for a right turn pocket on S Meridian AM/PM
  - S Meridian/15th Ave SW shall be analyzed during the AM & PM peak hour. Existing queuing needs to be collected for each lane group.
  - Safety analysis will be required at S Meridian/15th Ave SW & S Meridian/EB SR-512 intersections based on crash data from the last 5 years.
  - City can provide signal timing plans for intersections under our control.

## CONDITIONS

**Engineering** - Anthony Hulse; 2538415553; AHulse@PuyallupWA.gov

- Submit With Civil Permit Application: An Oil/Water Separator is required for the car wash and fuel station. Effluent discharged into the City's sanitary sewer system shall not exceed 100mg/l oil and grease. Provide sizing from a professional engineer for these systems at the time of civil application.
- Submit With Civil Permit Application: A building permit will be necessary for the proposed detention tank. Make a note on the civil plans regarding this requirement.
- Submit With Civil Permit Application: At the time of civil application, provide an off-site downstream analysis. See section I-3.5.3 APM2: Off-Site Analysis Report of the 2019 Ecology Manual.
- Submit With Civil Permit Application: At time of civil application, provide utility crossing information.
- Submit With Civil Permit Application: Provide an ADA compliant pathway/ramps. Include a detail and spot elevations at the corners of all proposed ramps.
- Standard Conditions: 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/>
- Submit With Civil Permit Application: At time of civil application, provide a complete stormwater design meeting the Minimum Requirements of the 2019 Ecology Manual.

**Planning Division** - Nabila Comstock; 2537703361; NComstock@PuyallupWA.gov

- Submit With Civil Permit Application: Planning may accept landscaping as an alternative to the requirement for 60% transparency on the northern building facade under the condition that you provide a rendering of what the required landscaping will look like in approximately 3-5 years and as long as another option is chosen per PMC 20.26.300 (2.a).
- Submit With Civil Permit Application: Landscape plantings will be reviewed at the time of civil permits application. Please reference VMS 12.4 for tree installation standards and VMS 12.7 - 12.11 for a list of permitted and prohibited trees. Please see VMS 13.0 for a description of the required landscape types and their descriptions as well.

Sincerely,  
Nabila Comstock  
Assistant Planner  
(253) 770-3361  
NComstock@PuyallupWA.gov