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CIVIL ENGINEERING ♦ SURVEYING ♦ LAND PLANNING

March 31, 2023

City of Puyallup
Planning Division
333 S. Meridian
Puyallup, WA 98371

SUBJECT/RE: Valley Avenue Yard – 1st Comment Response Letter
Preliminary Site Plan Review – Permit #PLPSP20220137
Contour Project #21-247

Please see the below responses to the Development Review Team (DRT) comment letter dated November 8, 2022. The following items are included for review with this comment response letter:

1. One (1) copy of the revised Preliminary Site Plan Review – Full Plan Set, dated March 31, 2023
2. One (1) copy of the revised Preliminary Site Plan, prepared by Contour Engineering, LLC, dated March 31, 2023.
3. One (1) copy of the revised Preliminary Landscape Plans, prepared by Nature by Design, Inc. dated March 22, 2023.
4. One (1) copy of the revised Preliminary Drainage Report, dated March 2023, prepared by Contour Engineering, LLC.
5. One (1) copy of the Septic System Inspection Report, prepared by A Advanced Septic Services, Inc. dated March 28, 2023.
6. One (1) copy of the Previously Approved BLD Permit Documents for the Office Building, permit #21320, dated September 10, 2007.
7. One (1) copy of the draft License Agreement document for the Existing ADA Ramp.
8. One (1) copy of the revised Traffic Scoping Worksheet and Supplementary Information, dated March 28, 2023, prepared by Heath & Associates, Inc.
9. One (1) copy of the SEPA Checklist, revised in March 2023.
10. One (1) copy of the revised Preliminary Site Plan Review Application form.
11. One (1) copy of the revised Vicinity Map of the Project Site.

Planning Review

Rachael Brown – (253) 770-3363

1. Comment #1: What is the purpose of the 'future pass through to Ecolab?'. When is that planned to be constructed?

Response: The purpose was to provide an access connection between the 2 sites/parcels with same property owners, without trucks having to go back on main road, only to turn into yard site. The proposed pass-through connection point has been removed from the site plan. The approval requirements from other reviewing departments make the proposed connection unfeasible.

2. Comment #2: 5% required internal landscape island must be moved to save all existing healthy trees on the site. [site plan, sheet 1]

Response: The proposed landscape areas have been revised and relocated in compliant areas of the project site, after review and discussion with City of Puyallup staff members, confirmed February 16, 2023. Due to the odd triangular shape of the parcels that make up the project site, and the need for larger turning radiuses in the middle portions of the site for vehicle maneuvering, site circulation, and ingress/egress, the required internal landscaping has been approved to be consolidated in the southwestern portion of the project site. New trees from Class IV, Large Street trees have been proposed for planting in this area. The consolidated location of the landscaping will also provide sufficient shading to the project site. In addition to the above, due to the locations of the trees in the central areas of the site, and the proposed use, site layout and grades of the project site, the existing trees are not able to be retained. They will be replaced as required.

3. Comment #3: Required perimeter landscaping is missing on the 1036 Valley Ave E site. landscaping is required on all sides of this parcel at the same widths as the truck storage parcel [site plan, sheet 1]

Response: Parcel C has been added into the project scope of work as redevelopment area, and perimeter landscaping is now shown around parcel C with the required dimensions. Portions of the project site frontage that are not being disturbed/redeveloped will be landscaped to the maximum extent feasible, without negatively impacting sight distance, and without planting within the portions of the project site to be dedicated to the city for ROW.

4. Comment #4: Street trees are only required where available street tree planter space is available. If not street tree planters are proposed, remove street trees from plan. [site plan, sheet 1]

Response: Street trees have been removed from the frontage of the project site. New trees from the Class IV large street trees list and have been proposed in the landscape areas in the southwestern portion of the project site.

5. Comment #5: Update SEPA Checklist to add parcel #0420163042 to project description and all calculations of total site areas. While no modifications to the existing building on the parcel are proposed at this time, the building proposed to be used to manage the truck storage use and parking for the truck storage use is proposed to be at parcel #0420163042. SEPA requires that all inter-related parts of a project be included in the SEPA checklist. [SEPA Checklist, pg. 4]

Response: The SEPA Checklist has been updated as noted. Parcel C is now part of the redevelopment area project scope.

6. Comment #6: Add parcel #0420163042 to project list. Parking for this project is proposed at this site, and the existing building is proposed to be used to manage the truck parking facility. Revise plans to show this parcel as part of this project.

Response: Parcel #0420163042 has been added to the project list and to the Preliminary Site Plan Review application form.

7. Comment #7: Add existing total building area to remain site plan [site plan, sheet 1]

Response: The existing total building area to remain has been noted & provided on the preliminary site plan.

8. Conditions: Submit With Building Permit Application: Additional Submittal Item Required: If exterior changes are proposed to the existing buildings on site, Industrial Design Review application (to be included with your building permit application) will be required. Your project is subject to administrative design review for industrial style buildings see PMC 20.26.400 for specific design standards. Since this is an administrative process, your design submittal will be reviewed by the Director or designee who will approve, approve with conditions, or deny your design. Your design review application must be submitted as a supplemental form with your building permit application. Please contact case planner for application form.

Response: Acknowledged. No exterior changes/improvements are proposed to the existing buildings that are to remain on parcel C.

Building Review

Janelle Montgomery – (253) 770-3328

1. Comment #1: Demolition permits are required for removal of Single Family Dwellings. Application located on City of Puyallup website and requires Puget Sound Clean Air notification to apply. Final inspection is required. Engineering approval required for utility disconnects prior to building inspection final.

Response: Acknowledged. Separate demolition permits have been/will be submitted for demolition of all buildings proposed for removal.

2. Comment #2: Provide copy of Certificate of Occupancy or documentation that the existing office has been used continuously as an office space. The City has no record of it being converted. If required, provide building plans to convert single family dwelling into office, include complete building, mechanical, plumbing, energy code items and accessibility requirements that may apply on the plans depending on scope of work performed. Provide before and after floor plans to show changes and to be able to assess use of each room and determine what building requirements need to be met with the new use. As noted at Pre-app meeting floor system will be required to meet the 50 lbs. per sq. foot for office use vs SFR. Provide plans to show how floor load was modified to meet code requirements or letter from structural engineer to assess all structural modifications and meet 2018 IBC commercial use.

Response: Per email conversation/correspondence with the City Building Reviewer on Tuesday, November 22, 2022, the requested documents were provided, reviewed, and deemed acceptable to confirm that the building was previously reviewed and approved to be converted into an office use. The provided documents included a copy of the approved building permit (#21320) and inspection record, a copy of the final inspection approval sheet, and a copy of the “approved” stamped building permit plan set. These documents have been included as part of the resubmittal package.

3. Comment #3: Plans will need to be per the applicable codes 2018 adopted February 1, 2021 for all permits.

Response: Acknowledged. No improvements to the existing building are proposed as part of

this project scope.

4. Comment #4: All electrical is permitted by the Washington State Department of L & I.

Response: Acknowledged.

5. Comment #5: Accessible parking and access to the public way will be required. For all accessible requirements the City adopted the 2018 IBC / WAC 51-50 and the ICC A117.1-2009 standard.

Response: The three (3) existing onsite parking spaces will be relocated onto the main project site, behind the office building, to be accessed from the main driveway. The existing driveway and parking area will be closed and redeveloped with new perimeter landscaping. One (1) ADA accessible space and aisle have been provided. A new sidewalk/walkway will provide access from the parking area to the existing building entrance and ADA ramp. The new walkway is shown connecting to the front property line, providing access to the public ROW.

6. Comment #6: Please reach out to me if I can answer any other questions in relationship to Building code items for this project. No other Building items at this time.

Response: Acknowledged.

7. Conditions: Submit with Building Permit Application: Separate permit would be required for the 8' high fences shown on site plans. And as indicated in pre-app notes for PLPRE2021002 separate permits would be required for all the demolition of the houses and for the changing the one building into an office. See those notes.

Response: Acknowledged. Separate building permits for fencing will be submitted as required. Project scope details and specifics are not finalized yet, including the preferred fence height. The fence height is anticipated to be between 6 and 8 feet tall. The 8 foot height was originally proposed as it is the maximum fence height allowed in the ML zone. Separate demolition permits will be/have been submitted for all buildings being removed.

Fire Review

David Drake – (253) 864-4171

1. Comment #1: Electronic gate will require Opticon with manual override. A separate permit will be required.

Response: Acknowledged. A separate building permit for the gate will be submitted as required. The gate is anticipated to be an electronic opening type gate. An Opticon with manual override device will be provided as required.

2. Comment #2: Gate will need to be place that traffic queuing is available. Show placement of gate.

Response: Per conversations with City of Puyallup staff traffic and fire reviewers, the gate has been shown at the agreed upon location, 45 feet from the back edge of travel/curb. Gate and fence locations, along with the entrance details have been revised per this comment. An agreement will be made with the City of Puyallup that the gates will remain open during

normal operating hours. This agreement will be provided and approved during the Site Development permit review process.

3. Comment #3: Will the gate swing or slide parallel with the street?

Response: The gate is proposed to slide parallel with the street. It will be a double gate, with each section being approximately 20-21 feet in length.

4. Comment #4: Provide site plan showing all parking stalls and configurations.

Response: The preliminary site plan has been updated to show the three (3) relocated onsite parking spaces, located behind the office building.

5. Comment #5: Fire Lane may be required to be striped depending on layout.

Response: Acknowledged. A 20' wide fire lane is shown extending into the middle portion of the site from the hammerhead turnaround. The fire lane is located approximately 171 feet from the western most portion of the developed/paved area of the project site. It will be striped if required.

6. Comment #6: What type of vehicles will be stored and will there be any product of any sort left overnight in vehicles?

Response: It is anticipated that semi-trucks and empty trailers will be stored at the completed project site. Trailers are anticipated to be empty, and contain no products or materials when stored at the project site. No hazardous materials will be stored at the project site.

7. Comment #7: Explain the pass-through connection

Response: The purpose was to provide an access connection between the two (2) adjacent sites with the same property owners, without trucks having to go back on main road, only to turn immediately back into either site. The proposed pass-through connection point has been removed from the site plan. The approval requirements from other reviewing departments made the proposed connection unfeasible.

8. Comment #8: Any type of storm water vaults in the fire lane will be required to be fire apparatus rated for 75,000lbs.

Response: Acknowledged. If portions of the proposed stormwater vaults are proposed to be installed/constructed in/under the fire lane areas, they will be designed for the appropriate fire apparatus weight as required.

Engineering Review

Jamie Carter – (253) 435-3616

1. Comment #1: Geotechnical report says that some shallow infiltration, including bioswales, could be feasible. Provide a more robust infeasibility criteria or incorporate bioswales into the design. Planning allows cross over between natural stormwater features and required landscaping. [2022_08_15 Prelim Drainage Report, Page 8/84]

Response: Acknowledged. Please see the revised preliminary drainage report included with

the resubmittal package.

2. Comment #2: Provide basic details of water and dry utility improvements. [2022_08_15 Prelim Drainage Report, Page 6/84]

Response: A preliminary utility plan for the developed site has been prepared and provided for review with this resubmittal package, on the preliminary grading and drainage plan, sheet 5 of the full plan set. Connection to the City of Puyallup water system is proposed for the existing office building. The office will continue to remain on/be served by the existing on-site septic system. A copy of a recent system status inspection report has been prepared and is included with this resubmittal. The septic system is in good working condition, and the existing drain field and tank locations are outside of the areas of the project site proposed for redevelopment/improvements. The existing office building is already served by overhead power, from the south property line, and phone/communications, from the power pole along the Valley Ave frontage.

3. Conditions: Submit With Civil Permit Application: Provide all details of water and dry utility improvements with civil permit.

Response: Acknowledged.

4. Conditions: Submit With Civil Permit Application: Provide confirmation of well decommissioning with civil submittal.

Response: Acknowledged.

5. Conditions: Standard Conditions: Due to land disturbing activities that exceed one acre this project is required to apply for a Construction Stormwater General Permit from the Washington State Department of Ecology.

Response: Acknowledged. A construction stormwater general permit will be obtained prior to beginning of site development/disturbance activities.

Engineering Traffic Review Bryan Roberts – (253) 841-5542

1. Comment #1: Gate - adequate queue storage required for design vehicle (WB-67). Inbound vehicles must be able to queue on-site (prior to gate) without impacting ROW. Gate placement should assume future frontage improvements/ROW dedication.

Response: Per conversation on March 15, 2023, with City of Puyallup staff traffic and fire reviewers, the gate has been shown at the agreed upon location 45 feet from the back edge of travel/curb. Gate and fence locations, along with the entrance details have been revised per this comment. An agreement will be prepared & made with the City of Puyallup that the gates will remain open during normal operating hours. This will be finalized/approved during the Site Development Permit Review.

2. Comment #2: The future pass through/connection to the EcoLab site will not be allowed. The adjacent parcel does not have a City standard access on Valley Ave.

Response: Acknowledged. The proposed pass-through connection has been removed.

3. Comment #3: If the adjacent parcel provides City standard frontage improvements or driveway as a future improvement or development, the internal pass through would be allowed. This would require the current proposed driveway to be removed.

Response: Acknowledged. The proposed pass-through connection has been removed.

4. Comment #4: Per the approved AMR; "This AMR approval does not vest driveway design or placement for future development beyond what is currently being proposed"

Response: Acknowledged.

5. Comment #5: Relocate street trees along the edge of roadway to the landscape buffer.

Response: Street trees have been relocated into the consolidated internal landscape planting area in the western portion of the project site.

6. Comment #6: Define ROW dedication calculations/assumptions based on survey.

Response: For the main portion of the project site: in the email from Bryan Roberts, dated February 23, 2022, the required ROW dedication was determined to be 13.5 feet from the existing ROW. 30 ft half street (2.5 lanes) plus 10-foot planters, 8-foot sidewalks, 0.5-foot curb. 35' ft of current ROW from centerline available – $48.5 - 35 = 13.5$ feet of ROW dedication.

For Parcel C, the portion of the project site with the existing, to remain office building: After meeting with the City of Puyallup Development Review Team on January 31, 2023, it was agreed that an additional 9.5-foot-wide ROW dedication along the frontage of Parcel C was acceptable for project approval. This amount of dedication allows the existing building to remain in its existing location on the project site, outside of the resulting ROW area. The existing driveway approach within the ROW dedication area will be closed. The existing ADA ramp that serves the office building will remain in its current location within the 9.5-foot ROW dedication area, with an approved License Agreement between the City of Puyallup and the Property Owner. A draft of the License Agreement document for the ADA ramp has been included in the resubmittal package for review.

7. Comment #7: Provide entering sight distance analysis (415ft @ 14.5 from face of curb) per City standards. Identify any sight obstructions and show any offsite private property that may be impacted by sight lines.

Response: Sight distance analysis has been provided. Please see the sight distance exhibit, shown on sheet 6 of the revised preliminary site plan review plan set.

Should you have any questions or require additional information, please contact me at Patrick.Hopper@contourengineeringllc.com or (253) 236-3151. Thank you.

Sincerely,

Patrick Hopper

Patrick Hopper
Land Planner II

CC: Kermit Jorgenson, 1124 Valley Ave, LLC
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