



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

May 08, 2023

Barghausen Consulting Engineers

18215 72nd Ave S

Kent, WA 98032

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	3
PERMIT #	PLPSP20220079
PROJECT NAME	ARCO #7184 AM/PM Fueling Facility - New Development
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	<p>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.</p> <p>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.</p>
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	Active Development Review Team (DRT) review case – resubmittal required. 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	N/A – Active permit application, not approved

CONDITIONS	<p>Active permit application, not approved;</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

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). The City of Puyallup is evaluating if contacting adjacent property owners is necessary for this project.
- The TIA was reviewed by our 3rd party consultant. Comments are provided within PDF document.
- An updated AutoTurn analysis may be necessary if a raised channelization device is required at the Meridian driveway (instead of c-curb). This will require review by Traffic Engineering and Fire.
- A right turn pocket is necessary at the Meridian driveway. Include this design in your next submittal.

CONDITIONS

Engineering Division - 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: Pending on the location of proposed power and communications, an easement for off-site connections may be required.
- Submit With Civil Permit Application: At the time of civils, the telephone cabinet will need to be strategically re-located to provide a 4' wide compliant ADA pathway. Ideally, this would be placed within the new 10' planter strip.
- Submit With Civil Permit Application: Enclosures (with roof) shall be required for all new commercial and redevelopment projects where Minimum Requirement #1 through #5 or Minimum Requirement #1 through #9 are required, as outlined in the Ecology Manual. Enclosures shall be covered (roof) and fully enclosed to prevent precipitation from entering garbage dumpsters, containers, compactors, grease dumpsters and the enclosure floor. This does not exempt the requirement for watertight containers. The

interior floor of the enclosure area shall slope towards a Type I catch basin, or equivalent, and be plumbed to sanitary sewer

- General: At time of civils, provide a spill control device in one of the end-of-the-line (lowest) catch basins in the on-site conveyance system (prior to connection to the public stormwater system). See city design standard 204.9
- 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.
- Submit With Civil Permit Application: Due to the existing location of utilities where the proposed planter strip is, planning is allowing for the applicant to propose no trees in the planter strip. However, during the time of civils we will require that your landscape architect propose shrubbery along the entirety of the landscape strip while keeping in mind placement and shrub type in order to accommodate sight distance. We recommend planting native pollinator plants in this area. You can reference chapter 14 of Puyallup's VMS for shrub species that promote local biological diversity and provide benefit to pollinator species.
- Submit With Civil Permit Application: The landscape plan does not clearly show the proposed ROW dedication. The right-of-way dedication will need to be included in a ROW dedication exhibit per engineering requirements.

Traffic Division - Bryan Roberts; 2538415542; broberts@PuyallupWA.gov

- General: Traffic Impact fees (TIF) will be assessed in accordance with fees adopted by ordinance, per PMC 21.10. Impact fees are subject to change and are adopted by ordinance. The applicant shall pay the proportionate impact fees adopted at the time of building permit application

Per Puyallup Municipal Code Section 11.08.135, the applicant/owner would be expected to construct half-street improvements including curb, gutter, planter strip, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.

During civil review, include an updated sight distance analysis that identifies all sight obstructions. (street tree placement, railing, monument signage, fences, bus pad, etc.)

An updated AutoTurn analysis may be necessary if a raised channelization device is required at the Meridian driveway (instead of c-curb). This will require review by Traffic Engineering and Fire.

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