



**TO:** **City of Puyallup**  
Planning Division  
333 S Meridian  
Puyallup, WA 98371

**FROM:** **N5 Architecture**  
Seth Hale  
2562 Dexter Ave. N.  
Seattle, WA 98109  
206/300-5339  
seth@n5architecture.com

**DATE:** **May 15, 2023**

**PROJECT #:** **PLPSP20220132**

**SITE ADDRESS:** **423 23<sup>rd</sup> St SE**

**REGARDING:** **Genesee Propane Bulk Plant Corrections Response**

To Whom it May Concern,

Please see response to corrections by department.

**Planning Review – Rachel Brown:**

Comment:  
Irrigation not allowed in ROW Planting Strips [Irrigation Plan, Sheet I1]  
Response:  
Irrigation removed from planting strip.

Comment:  
Label planter strips in ROW as “Planter Strip” [Landscape Plan, Sheet L1]  
Response:  
Planter strip is labeled.

Comment:  
Label west perimeter landscape area directly abutting building as “Type SLD-01 Landscaping. [Landscape Plan, Sheet L1]  
Response:  
West landscaping has been labelled properly.

Comment:  
What will the area around the tank be used for? Please identify on the site plan. [Landscape Plan, Sheet L1]  
Response:  
The area surrounding the tank will be used for vehicle maneuvering and clearance for maintenance purposes. See A1.00/Site Plan, Keynote 8.



Comment:

Label and show proposed utilities on the preliminary landscape plan. No utility lines shall pass under required landscape planters unless justification is provided demonstrating that no feasible alternative exists. [Landscape Plan, Sheet L1]

Response:

There are three locations where Utility Lines pass under required landscaping. This occurs at the NW corner of the site, under the parking lot landscape island and directly west of the proposed structure.

Storm water detention is located on the norther portion of the site to avoid the proposed structure and propane tank. The required size of detention and parking lot landscape island require a small portion of the detention to be located under the landscape island. There is no access required to this area of detention and will not be any issue with landscaping above.

The Storm exits the detention at the site NW corner. This is the logical location due to detention location and Public SD elevation.

The proposed building roof drainage downspout is located at the center of the east and west elevations. This location has been selected to reduce building roof slopes. The roof drain enters a storm drain on the west façade below landscaping. There is no storm drain access requirement and will not be any issue with landscaping above.

Comment:

Irrigation missing from east perimeter landscaping area. [Irrigation Plan, Sheet I1]

Response:

Irrigation indicated.

Comment:

Sidewalk must be shifted to abut property line. Landscape Planter shall be widened where necessary to fill in the roadway section. [Site Plan, Sheet 1.1p]

Response:

Sidewalk and landscape planter have been adjusted as requested.

Comment:

Perimeter parking lot landscape island must be 12ft in width and the depth of the abutting parking stalls. [Landscape Plan, Sheet L1]

Response:

Width and depth have been updated.

Comment:

The max building height shall be equal to the proposed building setback within the first 35 ft of setback from the adjoining right-of-way. The max building height may be increased by 1.5 ft for each additional foot of setback in excess of 25 ft up to the max. Building heights within required setbacks shall be measured from the grade of the of the public sidewalk or centerline of the public street adjoining the site. [Elevations, Sheet 2.1P]

Response:

The building has been relocated 26' east of the west property line to allow for a 26' tall structure as measured from the grade of the public sidewalk.

Comment:

What is the area to the north of the building to be used for? [Site Plan, Sheet 1.1P]

Response:

This area is landscaping and has been updated on all documents.



Comment:

6 ft tall wood or opaque fence shall be added 20' from the front property line extending across the entire frontage (except where driveway conflicts), to obscure the view from the ROW of the tank storage areas. The fence shall further extend around the rest of the perimeter of the site to further obscure the tanks from adjacent properties.

Response:

Chain Link Fence with Privacy Slats has been added 20 ft from west property line except at driveways. Chain link fence with privacy slats is also indicated at north and south property lines. Existing chain link fence at east property line will be maintained and privacy slats added.

Comment:

All portions of a lot not devoted to building, future building, parking, access drives, walks, storage or accessory uses shall be landscaped in a manner consistent with the VMS and PMC 20.58.

Response:

Noted. All areas that do not include landscaping are devoted to buildings, parking, access drives, walks, and outside storage.

Comment:

Contact at Pierce County Department of Emergency Management is Joshua Atkins, his email is [Joshua.atkins@piercecounitywa.gov](mailto:Joshua.atkins@piercecounitywa.gov). Puyallup Lahar Evacuation Routes are available at <https://www.epiceoc.com/pages/lahar>.

Response:

Noted. Vector has made attempts to contact Joshua Atkins via email and phone. He has not responded. The emergency evacuation plan is included in the updated "Construction Exemption" response from Vector Engineering.

### **Building Review – David Leahy:**

Comment:

Would need to provide the required electrical vehicle charging spots per WAC 51-50-0429 and all required items for both accessible parking and regular parking spots.

Response:

Site Plan, 1.1P has been updated to indicate stall with electric vehicle charging. Accessible stall provides dimensions, signage and accessible pathway to building. Other stalls are dimensioned and indicate compact stalls.

### **Fire Review - David Drake:**

Comment:

As per the pre-application requirements, please show new fire hydrant on site plans. Permit #PLPRE20220046 item number one and four.

Response;

See civil correction response.

1. Fire Hydrant Shown on Site Plan
2. General note added to Site Plan
3. General note added to Site Plan
4. General note added to Site Plan
5. General Note added to Site Plan
6. General Note added to Site Plan
7. The tank is not underground.
8. General Note added to Site Plan



**Engineering Review – Lance Hollingsworth:**

Unless responded to below these corrections have been addressed by Vector Engineering. Their correction response letter has been uploaded.

Comment:

Site Plan says 4,000 SF. Confirm total account of hard surface (i.e. Roof, sidewalks, pavements, gravel) [Drainage Report, Page 2]

Response:

Site Plan only indicates Building Coverage. See Drainage Report for all surfaces.

Comment:

Place north arrow in top right-hand corner. Scale bar underneath north arrow per City Design Standards Section 2.1 [Site Plan]

Response:

North arrow has been placed in upper right-hand corner.

Comment:

Include and label existing and proposed contours. [Site Plan]

Response:

Site is extremely flat. Only grading occurs for paved drainage. See civil.

Comment:

Show offsite improvements. [Site Plan]

Response:

Improvements directly to the west of the site are indicated. Other improvements to north are indicated on Civil Documents.

Comment:

Trash Enclosure required for new commercial facilities. See Design Standards Section 208 for storm related requirements. [Site Plan]

Response:

Trash Enclosure indicated on Site Plan.

Comment:

Show approximate location of all existing and proposed utilities. [Site Plan]

Response:

Proposed Utilities are shown on the site plan. See Civil.

Comment:

Add Vicinity Map to lower right-hand side of Site Plan. [Site Plan]

Response:

Vicinity Map is included.

Comment:

Label and dimension property/ROW lines and easements. [Site Plan]

Response:

Property lines are dimensioned. See Civil.



Comment:  
Add lot size and in square feet and acres. [Site Plan]  
Response:  
Lot size in SF and acres indicated.

Comment:  
Show adjacent property zoning. [Site Plan]  
Response:  
Adjacent property zoning indicated.

Comment:  
Show owner/developer's name, address and phone number in the title block. [Site Plan]  
Response:  
Information provided.

**Engineering Traffic Review – Mico Hutchens:**

Unless responded to below these corrections have been addressed by Vector Engineering. Their correction response letter has been uploaded.

Comment:  
Show preliminary locations for street lighting and service cabinets. [Site Plan Sheet 1.1p]  
Response:  
Existing street lighting is on opposite side of street. No street lighting proposed.

Comment:  
Gates must meet Pierce County standard and comply with Fire Code. [Site Plan Sheet 1.1p]  
Response:  
See attached email regarding gate requirements.

Comment:  
Traffic Scoping. Is a dispenser planned for retail sales.  
Response:  
No.

**External Agency Review – Rachael N Brown:**

See response from Vector Engineering.

**Development and Permitting Services – Lance Hollingsworth:**

Comment:  
Provide Survey of Site at Civil permit submittal.  
Response:  
Survey will be provided at Civil Permit Submittal.



**Planning Division – Rachel N Brown:**

Comment:

General: Sign posted on site must be provided.

Response:

See declaration of Sign Posting.

Comment:

General: Signed Affidavit must be provided.

Response:

See signed affidavit.

Comment:

General: Trash and Recycling Receptacles. In the MP and ML zones, trash and recycling receptacles shall be screened from adjacent properties and public right-of-way by an opaque visual barrier no lower than the highest point of the receptacles.

Response:

Trash enclosure is provided and the site is fully fenced at the perimeter.

Please feel free to contact me with any questions.

Thank you,

Seth Hale

## Seth Hale

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**From:** David Drake <DDrake@PuyallupWA.gov>  
**Sent:** Thursday, March 23, 2023 8:39 AM  
**To:** Seth Hale  
**Cc:** Bryan Roberts; Rachael N. Brown; Anthony Hulse; Mieco Hutchens; Steve Clark  
**Subject:** RE: PLPSP20220132

I coordinated with Bryan our comments are reflected together.

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**From:** Seth Hale <seth@n5architecture.com>  
**Sent:** Thursday, March 23, 2023 8:36 AM  
**To:** David Drake <DDrake@PuyallupWA.gov>  
**Cc:** Bryan Roberts <BRoberts@PuyallupWA.gov>; Rachael N. Brown <RNBrown@PuyallupWA.gov>; Anthony Hulse <AHulse@PuyallupWA.gov>; Mieco Hutchens <MHutchens@PuyallupWA.gov>; Steve Clark <SteveC@geneseenergy.com>  
**Subject:** FW: PLPSP20220132

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Greetings David,

Do you have any further comments regarding fire department access, turnaround, gate operation that we should incorporate?

Thank you,

### Seth Hale

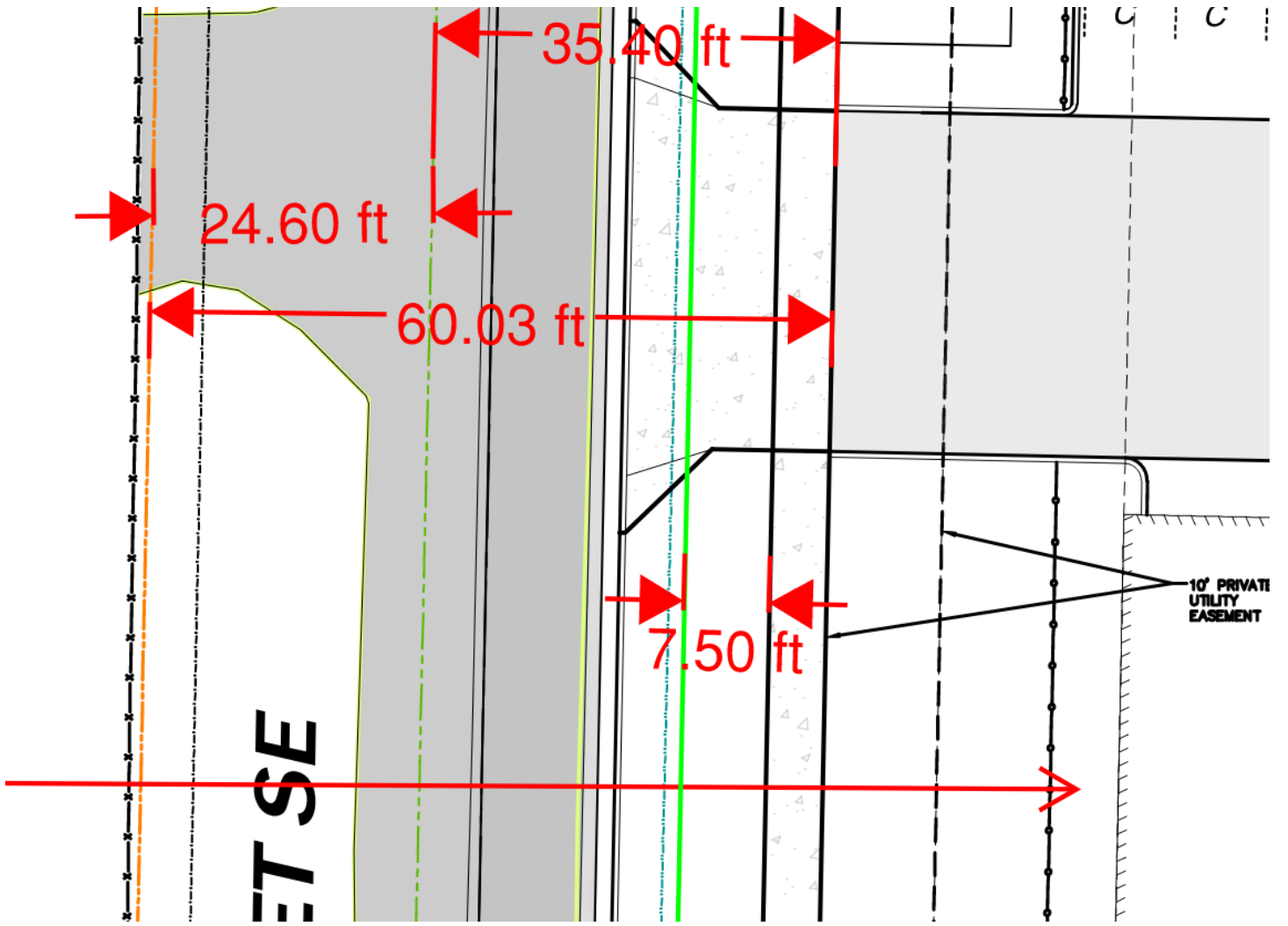
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**From:** Bryan Roberts <BRoberts@PuyallupWA.gov>  
**Sent:** Thursday, March 23, 2023 8:28 AM  
**To:** Seth Hale <[seth@n5architecture.com](mailto:seth@n5architecture.com)>  
**Cc:** David Drake <[DDrake@PuyallupWA.gov](mailto:DDrake@PuyallupWA.gov)>; Mieco Hutchens <[MHutchens@PuyallupWA.gov](mailto:MHutchens@PuyallupWA.gov)>; Rachael N. Brown <[RNBrown@PuyallupWA.gov](mailto:RNBrown@PuyallupWA.gov)>; Anthony Hulse <[AHulse@PuyallupWA.gov](mailto:AHulse@PuyallupWA.gov)>  
**Subject:** RE: PLPSP20220132

Good Morning,

I'm OK reducing the gate setback to 20ft with Opticon (and manual override with a KNOX key). Please coordinate with David Drake on specific Fire requirements. Taking a quick look at the attached site plan, the curb alignment needs to be setback another 5-6ft to meet City standards. The required planter strip should be 7.5ft as shown below. Given the existing condition of 23<sup>rd</sup> St SE (extremely poor), the entire street will be required to be paved to safely accommodate truck traffic generated by this facility. Please let me know if you have any questions.







**Bryan Roberts, P.E.**

*Traffic Engineer*

**D** 253-841-5542

**M** 253-278-1156

**City of Puyallup**

333 S Meridian

Puyallup WA 98371

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**From:** David Drake [DDrake@PuyallupWA.gov](mailto:DDrake@PuyallupWA.gov)  
**Sent:** Wednesday, March 22, 2023 7:56 AM  
**To:** Bryan Roberts <[BRoberts@PuyallupWA.gov](mailto:BRoberts@PuyallupWA.gov)>  
**Subject:** FW: PLPSP20220132

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**From:** Seth Hale <[seth@n5architecture.com](mailto:seth@n5architecture.com)>  
**Sent:** Tuesday, March 21, 2023 12:44 PM  
**To:** David Drake <[DDrake@PuyallupWA.gov](mailto:DDrake@PuyallupWA.gov)>  
**Cc:** Kyle Freeman <[kfreeman@vectorengineeringinc.com](mailto:kfreeman@vectorengineeringinc.com)>  
**Subject:** RE: PLPSP20220132

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Greetings David,

I believe you have been working with Kyle Freeman at Vector regarding the proposed gates at the proposed Genesee site. I am the “new” architect on the project and will be assisting through permitting. Attached is the most recent site plan. It is my understanding is that there are issues with turnaround and gate location.

I would like to discuss with you any potential alternatives that would meet the intent of the code, fire and emergency vehicle access and provide adequate space on site for the intended use.

- As you are aware this street is a dead end and it is highly unlikely it would ever be extended over the tracks. This street receives little traffic and backing into the right-of-way seems feasible. I am guessing this is the approach for the gated businesses across the street.
- The north proposed gate meets the 60’ setback. The south gate does not. It is located 20’ east of the ROW PL and aligned with the code required fence. Is there any process to deviate from the 60’ gate setback requirement?
- The Vehicle Access Gate, Appendix A appears to provide numerous alternatives for Rapid Entry Capabilities including Knox Box, Strobe Detector, Unlock Default, etc all which the project tis willing to entertain to avoid a backup or turnaround area on site. With Rapid Entry capabilities the site is essentially a loop and no turnaround is required.

This proposed use and site will clearly require security. Specifically off hours. Providing turnarounds west of the gates will require relocation of stalls and dedicate approximately 30% of the site to vehicle maneuvering outside of the gated area. We are looking for any alternatives that provide required fire and emergency accessibility while maintaining the site for intended use.



Look forward to hearing back from you,

Thank you,

**Seth Hale**

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