



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

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www.cityofpuyallup.org

June 27, 2023

Barghausen Consulting Engineers

18215 72nd Ave S

Kent, WA 98032

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
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 #	773000028; 7730000031
ASSOCIATED LAND USE PERMIT(S)	P-21-0059
APPLICATION DATE	May 17, 2022
APPLICATION COMPLETE DATE	May 17, 2022
PROJECT STATUS	Final Development Review Team (DRT) letter – application approved. The latest revised copy of submitted materials has fulfilled the city's requirements related to the land use permit in accordance with the following conditions and notes. The project is now proceeding into final SEPA review and issuance.
APPROVAL EXPIRATION	June 27, 2025 20.89.020 Expiration. A preliminary site plan granted by the director or designee shall become null and void if not exercised within two years of the date of

	approval of such preliminary site plan. A preliminary site plan shall be deemed exercised and remain in full force and effect when a complete building permit, or complete civil engineering permit when no building permit is required, has been submitted in reliance upon said permit.
CONDITIONS	<u>See notes and conditions below.</u> The project shall conform to all conditions outlined herein and shall comply with all applicable provisions of the Municipal Code and any SEPA conditions (if SEPA environmental review was performed).

HOW TO USE THIS LETTER

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.

CONDITIONS

The following are conditions of approval. All future civil and/or building permit submittals shall comply with the following conditions, if any:

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. : Condition Status: Open
- 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. : Condition Status: Open
- 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. : Condition Status: Open
- Submit With Civil Permit Application: At time of civil application, provide utility crossing information. : Condition Status: Open
- Submit With Civil Permit Application: Pending on the location of proposed power and communications, an easement for off-site connections may be required.: Condition Status: Open
- 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.: Condition Status: Open
- 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: Condition Status: Open

- 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: Condition Status: Open
- Submit With Civil Permit Application: Provide an ADA compliant pathway/ramps. Include a detail and spot elevations at the corners of all proposed ramps. : Condition Status: Open
- 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/>: Condition Status: Open
- Submit With Civil Permit Application: At time of civil application, provide a complete stormwater design meeting the Minimum Requirements of the 2019 Ecology Manual. : Condition Status: Open
- General: No structures shall be placed within any easements on the associated lots.: Condition Status: Resolved

Building Division - Ray Cockerham; 2538415585; RayC@PuyallupWA.gov

- Submit With Civil Permit Application: Review and improve the fire access from 15th Ave. Please analyze the all-weather stability of the access and the angles of inclination. : Condition Status: Open
- Submit With Civil Permit Application: Porkchop added a Meridian for turn restrictions, need to be mountable unless otherwise approved by the Fire Code Official. : Condition Status: Open

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). : Condition Status: Open
- 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. : Condition Status: Open
- 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.: Condition Status: Open

- 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.: Condition Status: Open
- SEPA Condition:
Pierce Transit is responsible for the closure and/or relocation of the bus stop along S Meridian St. while the sidewalk is being constructed. Pierce Transit is also responsible for the installation of the bus stop and bench once construction is complete and the concrete has cured. The applicant is required to give Pierce Transit two (2) weeks notice prior to construction to allow them to remove the bus stop sign and bench.
The applicant is required to notify Pierce Transit when the construction is complete so they may arrange to have the bus stop reinstalled. : Condition Status: Open
- SEPA Condition:
 - a. The Puyallup Tribe has requested a cultural resource survey prior to any ground disturbance. The project location is within a high probability area for impacting cultural resources including multiple known/recorded village sites.
 - i. The City of Puyallup has required the applicant to prepare an archaeological site investigation in accordance with state Department of Archaeology & Historic Preservation (DAHP) and Puyallup Tribal standards/guidelines prior to civil permit issuance.
: Condition Status: Open

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.)

The S Meridian driveway access does not meet current engineering standards (300ft spacing from closest edge of driveway). Additionally, this project will be adding approximately 900 daily vehicle trips to/from this parcel. To mitigate deficient driveway spacing along this heavily congested arterial roadway section, this access shall be restricted to right-in/right-out. Restricting left turns is necessary to safely accommodate inbound/outbound vehicles. For the Meridian driveway design, the type and extent of physical access restrictions will be determined during civil review.

To accommodate future vehicle demand entering the driveway from S Meridian, this project will be required to dedicate additional ROW for a future right turn pocket (southbound right). The City of Puyallup is not requiring the applicant to construct this improvement. However, additional ROW dedication will allow for this improvement to be constructed in the future. The dimensions of ROW dedication will be determined during civil review. ROW dedication will not impact site layout or design. During civil design, provide preliminary design of right turn pocket to verify extent of ROW dedication.
: Condition Status: Open

Sincerely,

Nabila Comstock
Assistant Planner
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