



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

August 25, 2023

SETH HALE

2562 DEXTER AVE N

SEATTLE, WA 98109

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	2
PERMIT #	PLPSP20220132
PROJECT NAME	Genesee Propane Bulk Plant
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	The project entails the new development of a propane bulk plant on a undeveloped 1.13 acre parcel. Proposed 4000 sq/ft office-warehouse-shop building. Proposed 30,000 gallon propane storage tank. The site will be paved with asphalt with required landscape strip around the perimeter. Proposed parking for 8 vehicles for office-warehouse use, 7 delivery trucks and 1 handicap parking space. Existing city sewer and water will be extended to the site, no septic or well will be required. Proposed drainage for the parking/paved areas consists of capturing the runoff in catch basins, prior to detention/treating in proposed underground detention tanks, emergency overflow will tie into the existing city stormwater system. Roof runoff from the proposed building will be tightlined into the existing city stormwater system.
SITE ADDRESS	423 23RD ST SE, PUYALLUP, WA 98372;
PARCEL #	2105200303;
ASSOCIATED LAND USE PERMIT(S)	P-21-0089; PLPRE20220046
APPLICATION DATE	August 11, 2022
APPLICATION COMPLETE DATE	November 02, 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. 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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The City has completed the review of the above-mentioned permit submittal. All of your review comments, conditions, and redlined plans can be found on the [City's permit portal](#). Redlined plans can be found on the City's Permit Portal in the "Reviews" section under "Documents Returned for Corrections". Below please find the permit submittal review comments from your review team and re-submittal instructions. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

Re-submittal Instructions

To resubmit, you must respond to all comments in a written response letter and submit a letter of transmittal. Letter of transmittal and response letter must be submitted to the 'Correction Response Letter' item listed in the submittal items list. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: If you do not resubmit as instructed your re-submittal will be rejected. If you have any questions about how to resubmit, please contact the permit center at permitcenter@puyallupwa.gov.

- 1 Log in to your permits portal and navigate to the [status page](#) for this permit. Under the 'Upload Documents' section, select 'click here to upload document'.
- 2 For each submittal item listed re-submit a new version of the submittal item by clicking the "New Version" button next to the file name of the original file submitted. DO NOT

click the 'browse' button unless the document you are submitting for that submittal item is not a new version of the originally submitted document.

3

Click 'Upload Documents' at bottom of the page.

How to use this letter

This review letter includes two sections: **"Corrections"** and **"Conditions"**.

The **"Corrections"** 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.

Corrections

Planning Review - Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

- paving is required in all areas, remove reference to gravel, [Site and Utility Plan, Pg 1]
- Add silva cells around required landscape island, See vegetation management standards manual for information on required silva cells [Site and Utility Plan, Pg 1]
- Storm line must be moved out of planting bed to prevent conflict with future trees [Site and Utility Plan Pg. 2]

Engineering Review - Lance Hollingsworth; (253) 770-3337;
LHollingsworth@PuyallupWA.gov

- Original comment: Include and label existing and proposed contours. Comment not addressed. Existing and proposed contours are required for preliminary site plan submittal. Existing contour elevation labels are needed for existing contours that are shown. Existing contours run through proposed improvements which indicate proposed contours should be present. [Site Plan]
- Site and Utility plan shows Jelly fish filter on the other side of the tanks. [Site Plan]
- This should be a public easement [Site Plan]

- Add approximate cut/fill quantities [Site and Utility Plan Pg 1]
- Per Section 200.1, "Public right of way runoff shall be detained and treated independently from the private stormwater facilities." [Site and Utility Plan Pg 1]
- Storm service must exit perpendicular to ROW. [Site and Utility Plan Pg 2]
- Original comment: Include and label existing and proposed contours. Comment not addressed. Existing and proposed contours are required for preliminary site plan submittal. Existing contour elevation labels are needed for existing contours that are shown. Existing contours run through proposed improvements which indicate proposed contours should be present. [Site and Utility Plan Pg 2]
- Discharges to the city system shall discharge into a catch basin or approved equal on private property then into a structure such as a catch basin or manhole. You can relocate the control structure to the property line to achieve this. [Site and Utility Plan Pg 2]
- Up-size storm line from 8" to 12" [Site and Utility Plan Pg 2]
- Create a transition between new pavement width and existing pavement width to the north " [Site and Utility Plan Pg 2]
- Catch basin numbers and inverts do not match what is shown on plans. [Site and Utility Plan Pg 2]
- Provide estimated finished floor elevation of building. [Site and Utility Plan Pg 2]
- During Civil permit, provide design and calculations that enables the tank design to overcome buoyancy forces from high groundwater. [Storm Report page 7]
- If Storage tanks are proposed, use the storage tank BMP element from WWHM. [WWHM]
- Offsite improvements exceed 2,000 square feet and will need to be mitigated per the 2019 Manual using separate off site BMPs and facilities. [Storm Report page 1]
- Correct scale label [Site and Utility Plan pg 1]
- Adjust sheets to size 24x36 [Site and Utility Plan Pg 1]
- label new water as 12" DI [Site and Utility Plan Pg 2]
- Identify existing water and sewer pipe size and material [Site and Utility Plan]
- dimension pipe distances from each other and from centerline [Site and Utility Plan]
- Correct scale label [Site and Utility Plan Pg 2]

Engineering Traffic Review - Mico Hutchens; (253) 841-5430; mhutchens@puyallupwa.gov

- Show preliminary locations for street lighting and service cabinet {Site Plan Sheet 1.1p} Carried Forward on (Preliminary Site Plan - 0515 A1_1P)
- Per 0515 GENESEE CIVIL CORRECTION RESPONSE - Existing power pole mounted street light on 23rd ST SE is sub standard requiring installation of a new City Standard street light and cabinet
Per PMC 11.08.135
Include a separate street light design page with civil submittal.
Preliminary Site Plan - C4
- Park Impact fees:
For ML zoning, Park impact fees are required. This will be \$0.87 per sqft.
 $3,705 \text{ sqft} * 0.87 = \$3,223.35$

External Agency Review - Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

- Exemption from Construction Prohibition Request: The subject property is located within a volcanic hazard area. Per Puyallup Municipal Code 21.06.1260 hazardous facilities such as bulk propane plants are not allowed in these areas without an exemption from the Development & Permitting Services Director. Submitted exemption request letter requires additional changes and supporting information to be processed.
- Exemption Request Letter: Per PMC 21.06.1260 (a) one of the findings for approval of a hazardous facility construction exemption is "That the critical facility has a satisfactory critical alert notification system in place which coordinates with local and regional emergency monitoring systems". Please provide Letters of acknowledgement from the Pierce County Department of Emergency Management and/or Washington State Emergency Management Division regarding coordination of the on-site emergency notification system with one or both of these agencies.
- Exemption Request Letter: Provide all manuals and plans referenced in the exemption request letter for City Review. Provide details of how evacuation drills will be conducted.
- Revise buoyancy check to correspond with revised buoyancy calculations provided by the City. Required re-calculations for tank buoyancy have been uploaded to the documents and images section for your reference.
- Lahar events are not made of water, they are made of mud flow. Revise all references to a lahar event as consisting of water.
- Provide manufacturer's specification sheets and construction details for relief valve system
- Clarify which emergency alert system that this facility will be connected to? There are several.
- Clarify step 4 of emergency evacuation plan. Which valves and switches have to be turned off to ensure safety? Could these valves and switches be automatically shut off via a signal from the emergency warning system?

- Please direct any questions regarding External Agency Review Comments and the lahar exemption to the City's Emergency Management Manger, Kirstin Hofmann, khofmann@puyallupwa.gov, 253-244-8110.

Conditions

Condition Category	Condition	Department	Condition Status
Public Noticing	Sign Posted On Site must be provided.	Planning Division	Resolved
Public Noticing	Signed Affidavit must be provided.	Planning Division	Resolved
Standard Conditions	Trash and Recycling Receptacles. In the MP and ML zones, trash and recycling receptacles shall be screened from adjacent properties and public rights-of-way by an opaque visual barrier no lower than the highest point of the receptacles.	Planning Division	Open
Standard Conditions	Performance Standards: Hazardous Materials. All users of hazardous materials shall notify the city fire chief and public works director of the type and quantities of such materials generally on the premises. No emission which would be demonstrably injurious to human health, animal or plant life in the vicinity, on the ground or beyond any lot line on which the use is located shall be permitted. Where such an emission could be produced as a result of accident or equipment malfunction, adequate safeguards consistent with industry standards and applicable regulations shall be implemented. This provision shall not be interpreted to prohibit the use of herbicides or pesticides. Odor: No use shall be permitted which creates annoying odor in such quantities as to be perceptible, without instruments, at the boundaries of the lot in which the use is located.	Planning Division	Open
Submit With Civil Permit Application	Provide Survey of site at Civil permit submittal. The City adopted the 2019 Department of Ecology's Stormwater Management Manual for Western Washington which requires a survey prepared by a registered land surveyor (or other qualified professional) for projects that add or	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	replace 2,000 square feet or more of hard surface. See 2019 Ecology Manual Section III-3.2 Preparing a Stormwater Site Plan Step 1 for minimum requirements needed for this survey.		

Sincerely,
 Rachael N. Brown
 Associate Planner
 (253) 770-3363
 RNBrown@PuyallupWA.gov