



City of Puyallup

Development Services Center

333 S Meridian, Puyallup, WA 98371

(253) 864-4165 Fax (253) 840-6678

www.cityofpuyallup.org

DATE: January 11, 2021

TO: Islom Akhmedov, Paula Gambardella, & Project File

FROM: Nabila Comstock - Planning Technician

PROJECT: P-20-0136

SITE ADDRESS: 412 23rd St SE

PROJECT DESCRIPTION (as provided by applicant): Feasibility to use 412 23rd St SE as parking for semi-trucks.

Thank you for meeting with the city's Development Services staff to discuss your proposed project.

For your use here is a memo to the file for this project, which highlights the issues discussed at our meeting. Please note that this is a list of specific issues discussed and is not intended to replace the final condition letter that will be provided to you when a formal application is submitted and reviewed.

We hope that you find this information helpful and informative as you proceed through the permitting process. If you have any questions or concerns regarding these notes, please do not hesitate to contact the appropriate staff member or me directly at (253) 770-3361.

We look forward to working with you on the completion of this project.

PLANNING –Rachael Brown, 253-770-3363 rnbrown@ci.puyallup.wa.us

- The property is zoned Limited Manufacturing (ML); Outdoor Storage as a primary use is a permitted use in this zone and is classified as a "Contractor's Shop or Storage yard"
- Preapplication vicinity meeting required for proposals of a new multiple-family project that containing 20 or more dwelling units or **for commercial and/or any nonresidential projects on sites that are within 300 feet of residential development or home and which either:** (a) are greater than 10,000 square feet in floor area; **(b) include more than 20,000 square feet of impervious coverage; or (c) involve outdoor sales, fueling, services or repair.** Prior to submittal of an application for a land use permit, an informal preapplication vicinity meeting shall be held in accordance with the terms and requirements outlined in PMC 20.26.009. Contact the case planner for assistance with noticing address list and material requirements.
- Environmental Review (SEPA): SEPA shall not be required for this project unless any of the SEPA thresholds listed in WAC [173-806-070](#), [173-806-080](#), and [173-806-190](#) are exceeded or the following thresholds as adopted by the City of Puyallup:
 - 500 cubic yards of either fill or excavated material

- 40 parking stalls
- 4,000 sf of commercial building area

Table 20.35.020 Property Development Standards – M Zones

	MP	ML	MR
(1) Minimum lot area per building site in square feet	**	10,000	10,000
(2) Minimum lot width	**	75	75
(3) Minimum lot depth	**	100	100
(4) Minimum front yard setback	30	20	20
(5) Minimum rear yard setback	30	0	0
(6) Minimum interior side yard setback	15	0	0
(7) Minimum street side yard setback	30	10	10
(8) Minimum landscaped setback along any common boundary with property zoned RS, RM, or PDR	35	35	25
(9) Minimum street frontage		25	25
(10) Maximum lot coverage	50%	65%	65%
(11) Maximum building height	50*	50*	65
(12) Minimum landscaped setback from principal or minor arterial as designated in the comprehensive plan	25	10	10
(13) Maximum floor area ratio	4.0	4.0	4.0

- Perimeter and potentially interior site landscaping
 - PMC [20.58.005](#) – Landscaping required; see subsections 1 and 2
 - (1) All paved areas of over 10,000 square feet shall have at least five percent of all paved areas landscaped to provide shade to reduce the heat island effect related to paved surfaces, reduce storm water runoff, improve air quality, provide visual breaks to large paved areas and improve general appearance. Perimeter landscaping shall not be calculated as part of the required amount of internal parking lot landscaping. Internal parking lot landscaping design and spacing shall conform to the “Type IV” landscaping standards contained in the city’s vegetation management standards (VMS) manual. In order to further mitigate the impacts of more substantial expanses of paved areas on development sites, the following shall apply:
 - (a) In the event that a project provides 20 percent more than the required minimum number of parking stalls (per PMC 20.55.010) for a specific use or group of uses on a development complex site, or in the event that the total sum of paved areas on a site exceeds 100,000 square feet, at least 10 percent of all paved areas shall be landscaped in accordance with this section and the vegetation management standards (VMS) manual.
 - (2) Perimeter Landscaping Required. The perimeter of all sites shall be landscaped the full depth of the required setbacks for the subject site, or 12 feet, whichever is less; however, in no event shall a perimeter landscaping buffer be smaller than six feet. Roads and driveways that cut through perimeter landscape areas shall be no wider and no more numerous than necessary for safe access and turning movements, as determined by the development services director or a licensed traffic engineer. Remaining portions of a site (or of a phased portion of a site with an approved phasing plan) that are not covered by buildings or pavement shall be landscaped using appropriate shrubs, ground covers and trees. Landscaping shall be sufficient to achieve 75 percent coverage within a three-year period.
 - (a) Retaining Walls and Required Perimeter Landscaping. The intent of the following regulations is to mitigate the bulk and visual/aesthetic impacts of retaining walls, as well as to minimize the overall height of new retaining walls. Within 30 feet of any property line – except in relation to proposed retaining walls on preexisting single-family lots – the following standards apply to proposed retaining walls:
 - (i) Front and Street Side Property Lines. All retaining walls shall be set back from any front or street side yard property line by a minimum of eight feet. The maximum height of any singular retaining wall within 30 feet of a front or street side yard property line shall be three and one-half feet above finished grade. A minimum of six feet of stepback shall be provided between any terraced retaining walls proposed within 30 feet of a front or street side property line. No more than a total of three stepped retaining walls (complying with the maximum three and one-half feet in height limit above finished

grade) shall be placed within 30 feet of a front or street side property line. A Type I visual barrier landscape buffer shall be provided in front of all retaining walls, in accordance with the city's vegetation management standards (VMS) manual.

- (ii) Rear and Side Property Lines. All retaining walls shall be set back from any rear or side yard property line by a minimum of six feet. The maximum height of any singular retaining wall within 30 feet of a rear or side property line shall be six feet above finished grade. A minimum of six feet of stepback shall be provided between any terraced retaining walls proposed within 30 feet of a rear or side property line. No more than a total of three stepped retaining walls (complying with the maximum six-foot height limit above finished grade) shall be placed within 30 feet of a rear or side property line. A Type I visual barrier landscape buffer shall be provided in front of all retaining walls, in accordance with the city's vegetation management standards (VMS) manual.
- Landscaping required by this title and/or by conditions of approval of discretionary applications shall be designed, installed and maintained in accordance with Chapter 20.58 PMC. In no event shall such landscaped areas be used for storage of materials, placement of temporary signs or parking of vehicles.
- PMC [20.35.035](#) Performance Standards – M Zones
 - Subsection 3 – outdoor storage standards
 - Outdoor Storage. Outdoor storage as defined in PMC 20.15.005, including merchandise display, equipment and materials storage, and junk and scrap storage, when permitted in the ML and MP zones shall comply with the following requirements:
 - (a) Fencing and Screening Required. Sight-obscuring fencing or screening is required around all portions of a lot utilized for outdoor storage of component merchandise, equipment and materials, and junk and scrap as defined in PMC 20.15.005, except for component merchandise which is stored and displayed only during business hours. All fencing and screening shall be installed in accordance with the following requirements:
 - (i) Building Setbacks. All fencing and screening shall comply with the building setback requirements for the zone in which it is located unless specified otherwise,
 - (ii) Minimum Screening Requirements. When required, all outdoor storage areas shall be screened from adjoining properties and public rights-of-way by a wall, fence, landscaping and/or structure. Such screening shall serve the purpose of concealing and obscuring the storage area from view. Landscape screening shall consist of plantings designed and installed in such a manner to provide year-round screening in

terms of vegetation density and height within three years of planting, and shall be maintained in a healthy, growing condition. Landscape plantings installed to screen outdoor storage from public rights-of-way shall be installed on the right-of-way side of any wall, fence or structure,

- (iii) Maximum Fence Height. Fencing and walls surrounding outdoor storage areas which are not part of a building wall shall not exceed a maximum height of eight feet,
- (iv) Maintenance Required. Fences, walls and landscaping surrounding outdoor storage areas shall be maintained and kept free of litter, posters, signs, trash or stored items,
- (v) Outdoor Storage Height Limitations. Outdoor storage shall not exceed the height of required screening;
- (b) Exemption from Fencing and Screening Requirements. Fencing and screening is not required around those portions of a lot utilized for complete merchandise display, or the display of component merchandise when said merchandise is stored within a structure or fenced and screened area during the hours the business is closed;
- (c) Improvement and Maintenance of Outdoor Storage Areas. All outdoor storage areas and access to them shall be paved. All outdoor storage areas shall be graded and storm drainage facilities installed to collect and dispose of all surface runoff in accordance with city requirements and the most recently adopted version of the storm water manual;
- (d) Outdoor Storage of Materials Prohibited. No outdoor storage of materials such as fertilizers, pesticides, etc., which potentially pose a threat to water quality shall be permitted; and
- (e) Outdoor Storage Prohibited in Required Parking Areas and Walkways. No outdoor storage shall be permitted to occur in required parking areas, access drives or walkways.
- Subsection 15 – truck parking and loading/unloading areas
 - Truck Parking and Loading/Unloading Areas. Truck parking and loading/unloading areas shall be considered a form of outdoor storage, and shall be screened from adjoining properties and public right-of-way in accordance with the fencing and screening requirements for outdoor storage set forth in subsection (3)(a) of this section.
- Critical Areas: Volcanic Hazard Areas
 - **Volcanic hazard areas:**
 - The site is within a volcanic hazard area. In the event of an eruption of Mt. Rainier, the site is expected to be inundated by pyroclastic flows, lava flows, debris avalanche, inundation by debris flows, lahars, mudflows, or related

flooding resulting from volcanic activities. Uses and activities on this site shall comply with the city's critical area ordinance (Puyallup Municipal Code 21.06, Article XII, section 21.06.1260, or succeeding section, regarding volcanic hazard areas.

ENGINEERING –ANTHONY HULSE, 253-841-5553 AHulse@ci.puyallup.wa.us

GENERAL

- Outdoors storage access and areas leading to them shall be paved. This hard surfaces must be mitigated per the 2014 Ecology manual.
- Civil engineering drawings will be required for this project prior to issuance of the first building permit (The city has transitioned to electronic review. Please reach out to the city permit technicians at PermitCenter@PuyallupWA.gov and they will guide you how to submit). Included within the civil design package will be a utility plan overlaid with the landscape architects landscaping design to ensure that potential conflicts between the two designs have been addressed. **Engineering plans cannot be accepted until Planning Department requirements have been satisfied, including but not limited to, SEPA, Preliminary Site Plan approval, CUP, and/or Hearing Examiner conditions.**
- **Civil Engineering drawings shall conform to the following City standards Sections 1.0 and 2.0:**
 - Engineering plans submitted for review and approval shall be on 24 x 36-inch sheets.
 - Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this project / plat.
 - The scale for design plans shall be indicated directly below the north arrow and shall be only 1"=20' or 1"=30'. The north arrow shall point up or to the right on the plans.
 - Engineering plan sheets shall be numbered sequentially in this manner: Sheet 1 of 20, Sheet 2 of 20, etc. ending in Sheet 20 of 20.
 - All applicable City Standard Notes and Standard Details shall be included on the construction plans for this project. A copy of the City Standards can be found on the City's web site under Office of the City Engineer, Engineering Services.

WATER/SEWER

- Water and sewer is not proposed as part of this site development.

STORMWATER

- Design shall occur pursuant to the 2012 Stormwater Management Manual for Western Washington as amended in December, 2014 (The 2014 SWMMWW).
- Preliminary feasibility/infeasibility testing for infiltration facilities shall be in accordance with the site analysis requirements of the Ecology Manual, Volume I, Chapter 3, specifically:
 - Groundwater evaluation, either instantaneous (MR1-5) or continuous monitoring well (MR1-9) during the wet weather months (**December 21 through April 1**).
 - Hydraulic conductivity testing:
 - If the development triggers Minimum Requirement #7 (flow control), if the site soils are consolidated, **or** is encumbered by a critical area a Small Scale Pilot Infiltration Tests (PIT) during the wet weather months (**December 21 through April 1**) is required.
 - If the development does not trigger Minimum Requirement #7, is not encumbered by a critical area, and is located on soils unconsolidated by

glacial advance, grain size analyses may be substituted for the Small Scale PIT test at the discretion of the review engineer.

- Testing to determine the hydraulic restriction layer.
- Mounding analysis may be required in accordance with Ecology Volume III Section 3.3.8.
- The applicant shall include a completed stormwater flowchart, Figure 3.1, contained in Ecology’s Phase II Municipal Stormwater Permit, Appendix I with the stormwater site plan. The link below may be used to obtain the flowchart:

<https://ecology.wa.gov/DOE/files/7a/7a6940d4-db41-4e00-85fe-7d0497102dfd.pdf>

- Public right-of-way runoff shall be detained and treated independently from proposed private stormwater facilities. This shall be accomplished by providing separate publicly maintained storm facilities within a tract or dedicated right-of-way; enlarging the private facilities to account for bypass runoff; or other methods as approved by the City Engineer. [PMC 21.10.190(3)]
- **The following items shall be included at the time of Civil permit submittal:**
 - A **permanent** storm water management plan which meets the design requirements provided by PMC Section 21.10. The plan and accompanying information shall provide sufficient information to evaluate the environmental characteristics of the affected areas, the potential impacts of the proposed development on surface water resources, and the effectiveness and acceptability of measures proposed for managing storm water runoff. The findings, existing and proposed impervious area, facility sizing, and overflow control shall be summarized in a written report. [PMC 21.10.190, 21.10.060]
 - A written technical report that clearly delineates any offsite basins tributary to the project site and includes the following information: [PMC 21.10.060]
 - the quantity of the offsite runoff;
 - the location(s) where the offsite runoff enters the project site;
 - how the offsite runoff will be routed through the project site.
 - the location of proposed retention/detention facilities
 - and, the location of proposed treatment facilities
 - All pipe reaches shall be summarized in a Conveyance Table containing the following minimum information and included in the TIR:

Pipe Reach Name	Design Flow (cfs)
Structure Tributary Area	Pipe-Full Flow (cfs)
Pipe Diameter (in)	Water Depth at Design Flow (in)
Pipe Length (ft)	Critical Depth (in)
Pipe Slope (%)	Velocity at Design Flow (fps)
Manning’s Coefficient (n)	Velocity at Pipe-Full Flow (fps)
HGL for each Pipe Reach	Percent full at Design Flow (%)

Stormwater R/D Facilities:

- Any above-ground stormwater facility shall be screened in accordance with planning requirements.

- Stormwater R/D facilities shall be a minimum of 20-feet from any public right-of-way, tract, vegetative buffer, and/or property line measured from the toe of the exterior slope/embankment of the facility. [PMC 21.10 & DOE Manual, Vol. V, Pg 10-39 and Pg 10-9]
- A minimum of 5-feet clearance shall be provided from the toe of the exterior slope/embankment to any tract, property line, fence, or any required vegetative buffer. [PMC 21.10 & CS 206]

FEES

- A Stormwater Systems Development fee will be assessed for each new equivalent service unit (ESU) in accordance with PMC Chapter 14.26. Each ESU is equal to 2,800 square feet of 'hard' surface. The current SDC as of this writing is \$3,312.00 per ESU.

TRAFFIC –BRYAN ROBERTS (253) 841-5542 broberts@ci.puyallup.wa.us

- City standard driveway approach will be required
 - Commercial driveways along 23rd Street SE must be separated by at least 35ft (from the closest edge of each driveway) and be a minimum 30ft wide.
- Based on the current proposal (no building structure) Traffic Engineering will have no further comments.
- **If a building is proposed in the future, the following requirements would be applicable if improvements exceed \$150,000:*
 - A Traffic scoping worksheet will be required. The City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) Trip Generation, 10th Edition. In general, trip generation regression equations shall be used when the R2 value is 0.70 or greater. For single-family units and offices smaller than 30,000 SF, use ITE's Trip Generation, average rate. The project trips shall be rounded to the nearest tenth. Trip credits would be allowed for any existing development.
 - The city has adopted a City-Wide Traffic Impact Fee of \$4,500 per PM peak hour trip. Final fees will be calculated and assessed by the City at the time of building permit issuance.
 - Park impact fee was established by Ordinance 3142 dated July 3, 2017 and shall be charged \$0.87 per building sqft
 - Per Puyallup Municipal Code Section 11.08.130, 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.

FIRE PREVENTION – DAVID DRAKE, 253-864-4171 ddrake@ci.puyallup.wa.us RAY COCKERHAM, 253-841-5585 RayC@ci.puyallup.wa.us

Site plan required for code compliance.

Not enough information for review.

Maintain a turn-around area so trucks do not back up 23rd st se.

If property gets fenced Fire Department access will be required.

Pre-app Notes

P-20-0136

9 of 9

If any structure is built on this parcel, a fire hydrant will be required on 23rd st se.

**BUILDING – JANELLE MONTGOMERY, 253-770-3328 Jmontgomery@Puyallupwa.gov RAY
COCKERHAM, 253-841-5585 RayC@ci.puyallup.wa.us.**

- Building permits are required for fences over 7 feet.
- No other comments at this time.