



City of Puyallup

Development Services Center

333 S Meridian, Puyallup, WA 98371

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

www.cityofpuyallup.org

DATE: October 21, 2021

TO: Collin McMaster, Ryan Moore & Project File

FROM: Nabila Comstock - Planning Technician

PROJECT: P-20-0089

SITE ADDRESS: 412 23RD ST SE

PROJECT DESCRIPTION (as provided by applicant): Our client would like to develop the site in 2 phases. Of most concern is:

- What are the minimum requirements to install the propane tank(s), slab and fencing on the south area of the site? Yellow box on plans. Expansion of the site may not happen for years, but the propane tank is necessary for operations.
- Is paved entrance required?
- What frontage would be triggered by the tanks alone?
- Should we apply for Land Use for the phased project or only for the propane storage?

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@puyallupwa.gov

This letter is intended to outline specific code sections and other standards that may be applicable to the project. This is not an exhaustive list and other requirements may be triggered by the actual development proposal. The applicant is advised and encouraged to consult the Puyallup Municipal Code (PMC) when finalizing their application proposal and contact the planner listed above with questions

GENERAL SITE PLAN COMMENTS SUMMARY

- SEPA needed for tanks over 10K gallons. Standalone SEPA can be submitted concurrently with a civil permit rather than with a landuse permit. Preliminary site plan is not required for installation of tanks only.
- Preliminary site plan (landuse permit) is required for buildings over 4,000 sf in area, since these buildings also require SEPA review.
- Critical area reports for installing hazardous tanks in aquifer recharge area and lahar zone will be required. Must include reports with all permit reviews. See Critical Area section for more information about required reports.

LAND USE PERMIT REQUIREMENTS

The following land use permits are required for your proposal:

- Preliminary Site Plan (if SEPA review is required for installation of buildings). Preliminary site plan (land use permit) not required if project is exempt from SEPA review.
- SEPA environmental checklist (if above listed thresholds are exceeded)
- Industrial design guidelines review application (See below for more information regarding architectural design review)
- Preapplication vicinity meeting is not required for this project.
- To facilitate a complete submittal, provide the following documents:
 - Complete application form, with required # of copies and supporting documents, as outlined on the application form checklist.
 - Contact a permit technician for permit submittal instructions or if you have questions about the minimum submittal checklist requirements (PermitsCenter@puyallupwa.gov).
 - SEPA checklist with an 8.5"X11" or 11"X17" copy of the site plan
 - Proposed building elevations, along with any applicable design review application.
 - Required preliminary storm water report, consistent with Engineering's requirements and notes contained in this letter or as otherwise directed by the case Engineer.
 - Required Traffic Scoping Worksheet and Traffic Impact Analysis, consistent with Traffic Engineering's requirements and notes contained in this letter or as otherwise directed by the city Traffic Engineer.
 - Any required critical areas report, as noted herein by the case planner
 - Preliminary landscape plan
 - Geotechnical report, where required.
 - Preliminary utility plan, or preliminary Technical Information Report (TIR), consistent with Engineering's requirements and notes contained in this letter or as otherwise directed by the case Engineer.

PERMIT TIMING

- Standalone SEPA Review: 1st review is completed approximately 45 days from complete application. All subsequent reviews are approximately 30 days. The timing of final approval depends on the number of revisions requested.
- Administrative design review occurs in conjunction with the building permit if there is not an associated land use permit (which is the case here). Please submit your Industrial Design review application along with your building permit application for the office and shop.
- Development review for land use permits occurs in a 'phased' approach; preliminary site plan and SEPA review precedes any submittal of a civil (site development) permit or building

permit. After receiving the first DRT review letter, an applicant may petition development review team (DRT) staff for an early submittal waiver which would allow, at the risk of the applicant, the early submittal of civil and/or building permit(s) prior to the final DRT condition letter and SEPA Determination. Approval of an early submittal waiver to allow concurrent review of civil and building permits with the SEPA review is at the discretion of DRT review staff. If a final condition letter is issued in lieu of a comment letter, no early submittal waiver is needed and the project may proceed to civil and/or building permit(s).

GIS PROPERTY DETAILS



City of Puyallup Report

Area of Interest (AOI) Information

Area : 53,254.36 ft²

Oct 18 2021 8:09:13 Pacific Daylight Time



Tax Parcels

#	TaxParcelNumber	TaxParcelType	TaxParcelLevel	TaxParcelUnit	TaxParcelUnit Type	EffectiveDate	RetiredDate	TaxParcelMultiPartCount
1	2105200303	Base Parcel	0.00			7/2/2018, 5:00 PM		1

#	SubtypeCD	TaxParcelComment	EditDate	Delivery_Address	City_State	Zipcode	Site_Address	Business_Name
1	0		8/6/2020, 4:21 AM	PO BOX 1150	SUMNER, WA	98390	412 23RD ST SE	

#	Land_Acres	Land_Value	Improvement_Value	Taxable_Value	Use_Code	Tax_Area_Code	Landuse_Description	Tax_Senior_Exemption
1	1.13	607,000	0	607,000	9170	096	COMM VAC LAND	

#	Legal_Description	Exemption_Code	Area(ft²)
1	Section 26 Township 20 Range 04 Quarter 31 Plat ACKERSONS 2ND L 2 OF S P 2018-07-03-5004 EASE OF REC OUT OF 030-0 SEG 2019-0056 DX8/27/2018DX		53,254.36

Zoning

#	Zoning	Area(ft²)
1	ML	50,912.96

Plats and Short Plats

#	Type	Area(ft²)
1	Short Plat	50,690.74
2	Plat	2,563.66

Annexations

#	Annexation Year	Area(ft²)
1	1890	53,254.32

Future Landuse

#	Landuse	Area(ft²)
1	LM/W	50,913.09

Water Purveyors

#	System Name	Area(ft²)
1	CITY OF PUYALLUP	53,254.32

Volcanic Hazards

#	Hazard Type	Area(ft²)
1	Lahars	53,254.32

This is a screening report created for the City of Puyallup Planning Department.

LAND USE ANALYSIS

- The site is in the ML zone district and the LM/W Comprehensive Plan designated area. Consult PMC 20.35 for zone specific standards.
- In the ML zone district, proposals for wholesale fuel storage or unmanned retail fuel sales and onsite hazardous waste treatment and storage are both permitted uses; permitted uses are listed under PMC 20.35.010.

PROPERTY DEVELOPMENT STANDARDS

Code Standards	ML	Proposed Project
Minimum lot area per building site in square feet	10,000 sq. ft.	N/A
Minimum lot width	75'	N/A
Minimum lot depth	100'	N/A
Minimum front yard setback	20'	COMPLIANT
Minimum rear yard setback	0'	COMPLIANT
Minimum interior side yard setback	0'	COMPLIANT
Minimum street side yard setback	10'	N/A
Minimum street frontage	25'	N/A
Minimum landscaped setback along any common boundary with property zoned RS, RM, or PDR	35'	N/A
Maximum lot coverage (Building)	65%	COMPLIANT
Base building height	50' (see PMC 20.35.023)	UNKNOWN
Minimum landscaped setback from principal or minor arterial as designated in the comprehensive plan	10'	N/A
Maximum floor area ratio	4.0	UNKNOWN

CRITICAL AREAS ANALYSIS

The following critical areas are known or suspected on or within the vicinity of the subject site:

	CRITICAL AREA
X	Critical aquifer recharge area
	10-year wellhead protection area
	5-year wellhead protection area
	1-year wellhead protection area
X	Geologic hazard area – Volcanic hazard area
	Geologic hazard area – Landslide hazard area
	Geologic hazard area – Erosion hazard area
	Geologic hazard area – Seismic hazard areas
	Wetland and wetland buffer
	Fish and Wildlife Conservation Area - Stream and/or stream buffer
	Fish and Wildlife Conservation Area – General habitat area
	Flood prone area – 100-year floodplain
	Shoreline of the State

- The following critical area report requirements may be triggered by known or suspected critical areas:
 - **Critical aquifer recharge areas:**

- Activities that do not cause degradation of ground water quality and will not adversely affect the recharging of the aquifer may be permitted in a critical aquifer recharge area and do not require preparation of a critical area report; provided, that they comply with the city storm water management regulations and other applicable local, state and federal regulations. These activities typically include commercial and industrial development that does not include storage, processing, or handling of any hazardous substance, or other development that does not substantially divert, alter, or reduce the flow of surface or ground waters.
- Activities that have the potential to cause degradation of ground water quality or adversely affect the recharging of an aquifer may be permitted in critical aquifer recharge areas pursuant to an approved critical area report in accordance with PMC 21.06.530 and 21.06.1150. These activities include:
 - Activities that substantially divert, alter, or reduce the flow of surface or ground waters, or otherwise adversely affect aquifer recharge;
 - The use, processing, storage or handling of hazardous substances, other than household chemicals used according to the directions specified on the packaging for domestic applications;
 - The use of injection wells, including on-site septic systems, *except those domestic septic systems releasing less than 14,500 gallons of effluent per day* and that are limited to *a maximum density of one system per one acre*;
 - Infiltration of storm water from pollution-generating surfaces; or
 - Any other activity determined by the director likely to have an adverse impact on ground water quality or on a recharge of the aquifer.
 - Report required for propane storage since this is a hazardous substance.
- (b) Aboveground Storage Tanks. All new aboveground storage facilities proposed for use in the storage of hazardous substances or hazardous wastes shall be designed and constructed in accordance with Chapter 173-303 WAC, Dangerous Waste Regulations, and the International Fire Code, so as to:
 - (i) Not allow the release of a hazardous substance to the ground, ground waters, or surface waters;
 - (ii) Have a primary containment area enclosing or underlying the tank or part thereof; and
 - (iii) Include a secondary containment system either built into the tank structure or a dike system built outside the tank for all tanks.
-
- **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.

- (1) Construction of new critical facilities as defined in this chapter including essential facilities **and hazardous facilities**, as well as any building with occupancy of 1,000 persons or more as determined by the building official using the International Building Code, shall be prohibited in volcanic hazard areas, except that sewer collection facilities and other underground utilities not likely to cause harm to people or the environment if inundated by a lahar shall be allowed pursuant to the director's approval.
 - "Hazardous facilities" means those occupancies or structures housing or supporting toxic or explosive chemicals or substances and any nonbuilding structures housing, supporting or containing quantities of toxic or explosive substances that, if contained within a building, would cause that building to be defined as a hazardous facility in the determination of the city building official. **It is possible that a propane storage tank would meet this definition. The City has not definitively concluded whether this facility does or does not meet this definition.**
 - (2) Exemption. An applicant may make a written request to the emergency management director for an exemption of the construction prohibition as contained in subsection (1) of this section. The emergency management director shall be the individual designated pursuant to PMC 2.31.050 and is hereby authorized to receive the request pursuant to this section. The emergency management director shall review such a request and shall make recommendations for either the approval or denial of the request to the development services administrator. The development services administrator shall give substantial deference to the recommendation of the emergency management director. The applicant shall bear the burden of establishing all of the following conditions to the satisfaction of the emergency management director in order for an exemption to be granted:
 - (a) That the critical facility has a satisfactory critical alert notification system in place which coordinates with local and regional emergency monitoring systems;
 - (b) That the proposed critical facility has an emergency evacuation plan which adequately demonstrates the ability to evacuate all expected occupants in a lahar situation to an acceptable area outside of the volcanic hazard lahar area, in coordination with city emergency management plans; and
 - (c) That the critical facility has procedures in place to ensure the emergency evacuation plan is maintained over the life of the critical facility and that occupants of the critical facility are involved in periodic drills and/or other instruction regarding those emergency evacuation procedures.
 - (3) An aggrieved party can appeal the development services administrator's decision in accordance with Chapter 20.87 PMC, however, the hearing examiner, in reviewing and issuing a decision of any appeal pursuant to this section, shall grant the emergency management director's recommendation substantial deference.
- PMC 21.06.1120 Performance standards – Alteration of critical aquifer recharge areas.

- PMC 21.06.1260 Performance standards – Volcanic hazard areas

ARCHITECTURAL DESIGN REVIEW ANALYSIS

- The project is subject to PMC 20.26.400. Your project will be reviewed by the the Director, or designee. The Director will review and approve, approve with conditions or deny your application.

OFF-STREET PARKING ANALYSIS

- 20.55.010 Number of parking spaces required:
 - Manufacturing and industrial uses: one space for each 500 square feet of employee work area, plus open space for each 1,000 square feet of floor area devoted exclusively to storage and/or housing of accessory mechanical equipment.
- Other relevant parking code sections to consult:
 - PMC 20.55.016 Motorcycle/bicycle parking requirements.
 - PMC 20.55.018 Reduced parking requirements for low impact development
 - PMC 20.55.025 Compact parking spaces.
 - PMC 20.55.035 Aisle and driveway dimensions.
 - PMC 20.55.040 Conflict with use of street or alley
 - PMC 20.55.042 Parallel parking maneuverability in off-street parking lots
 - PMC 20.55.055 Improvement and maintenance of parking areas.
 - PMC 20.56 Electrical vehicle infrastructure- requirement
 - PMC 20.55.045 Use of common parking facilities
 - PMC 20.55.050 Joint use of parking facilities

LANDSCAPING REQUIREMENTS ANALYSIS

PMC 20.58 outlines landscaping requirements. The city has a companion design manual – the Vegetation Management Standards (VMS) manual – found here:

- (cityofpuyallup.org → Planning Services → Current Planning (tab) → Vegetation Management Standards (PDF link)
- <https://www.cityofpuyallup.org/DocumentCenter/View/1133/Vegetation-Management-Standards-?bidId=>

Perimeter landscaping requirements:

- 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
- Consult PMC 20.26.500 if the subject site is nonresidential in a residential zone area, or abuts a residentially zoned site. A 30’ landscape buffer may apply.
- In no event shall a perimeter landscaping buffer be smaller than six (6) feet. In zone districts where the underlying building setback allows less than 6’, a building footprint may project into a landscape yard. However, in no case shall paving areas project into landscape yards.
- Site Specific analysis:

Yard	N/S/E/W or street frontage	Width	Landscape type
Front	West	12’	Type II
Rear	East	6’	Type III
Side	South	6’	Type III

Side	North	6'	Type III
Street side	N/A	N/A	N/A

Significant trees

- Existing tree(s) on the site which is larger than 15” in Diameter at Breast Height (DBH) is considered to be a ‘significant tree’ and must be retained, where possible.
 - If your site includes any significant trees, then you must include a tree risk assessment completed by a certified arborist and provided with your land use application.

Street trees:

- Street trees are required, consistent with PMC 11.28 and the VMS.
- Please provide a landscape plan indicating street trees consistent with the city’s requirements as outlined in the Municipal Code (PMC 20.58), the Vegetation Management Standards (VMS) manual and city Public Works standards, found here: <https://www.cityofpuyallup.org/1445/100---Roadway>
 - Standards 01.02.02, 01.02.03, 01.02.04, 01.02.08A

Parking lot landscaping:

- **Applicability:** If the proposed paved areas on site exceed 10,000 square feet, the project landscape architect shall design to the city’s parking lot landscaping standards (Type IV standards).
- The site designer and landscape architect will need to review and integrate all the other design requirements of the type IV landscaping standards, including:
 - No more than eight (8) parking spaces shall be placed consecutively without a landscaping island.
 - All perimeter landscape islands (defined as islands which project into parking lots from an area connected to a perimeter landscape yard) shall be a minimum of 12’ wide with a minimum area of 200 sq ft of area.
 - All internal landscape islands (landscape islands entirely surrounded by paving) shall be a minimum of 15’ in width with a minimum area of 500 sq ft.
 - ‘Head-to-head’ parking stalls and internal landscape islands shall be separated by a ‘connector landscaping strip’ a minimum of 6’ in width
 - All internal landscape islands and connector strips shall include a single row of structural soil cells (EX. Silva cells, or equivalent) along the perimeter of all internal parking lot landscape islands where parking spaces are proposed (under the pavement directly abutting the outer edge of the landscape island, except in drive lanes)
 - All ‘head-to-head’ parking stalls internal to a parking lot shall have internal island ‘end caps’ to separate the parking stalls from abutting drive aisles. These ‘end cap’ islands shall follow the requirements for internal islands (size, dimensions, required landscaping, etc.).
- We strongly suggest reviewing these requirements as early as possible to assess and determine costs, parking field layout and configuration of civil utilities as to minimize impacts for consistency with the Type IV standards. The Type IV standards may reduce the overall off-street parking stall count.

Other landscaping standards

- Storm water facilities shall be landscaped in accordance with SLD-02, contained in the VMS.

- The perimeter of all parking areas and associated access drives which abut public rights-of-way shall be screened with on-site landscaping, earth berms, fencing, or a combination thereof.
- All trash containers shall be screened from abutting properties and public rights-of-way by substantial sight-obscuring landscaping. Sight-obscuring fences and walls can be substituted for plant materials
- 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 requirements of this chapter.

ENGINEERING –ANTHONY HULSE, 253-841-5553 AHulse@puyallupwa.gov

Permitting

- A building permit is necessary for construction of the propane tank slab.
- A mechanical permit is necessary for the placement of a propane tank. See Planning's comment regarding SEPA
- A civil permit will be necessary for the phase 2 project, including on-site paving and construction of the office and shop and right of way work.

CIVIL PERMIT APPLICATION

- 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 plan review fee is \$670.00 (plus an additional per hour rate of \$130.00 in excess of 5 hours). The Civil permit shall be \$300.00 and the inspection fee shall be 3% of the total cost of the project as calculated on the Engineering Division Cost Estimate form. [[City of Puyallup Resolution No. 2098](#)]
- **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.

Frontage

New Commercial/Industrial Buildings or Expansion of Existing buildings:

- Any person or entity who constructs or causes to be constructed any new commercial/industrial building or expansion of an existing commercial/industrial building either of which have a structure improvement value exceeding \$200,000 in

valuation shall construct curb, gutters, planter strips, street trees, sidewalks, storm drainage, street lighting, and one-half street paving (only required if the existing pavement condition is poor) in accordance with the city's Public Works Engineering and Construction Standards and Specifications. The frontage improvements shall be required along all street frontage adjoining the property upon which such building will be placed. Frontage improvements shall also be required where any reasonable access to the property connects to the public right-of-way, although the primary access is located on another parcel. There is no cap on frontage improvements for new buildings or expansion of existing buildings.

- A couple things I see regarding the plan set you submitted
 - The sidewalk will need to be placed against the property line. Shift this further east.
 - The curb and gutter will need to be straight along 23rd St SE. I don't believe traffic will buy off on the curved section.
 - Driveway entrances are not allowed to be wider than 30' per city design standard 101.10(2) unless approved by Engineering Services Staff

Water Within City Service Area:

- The proposed water system shall be designed and constructed to current City standards. [\[PMC 14.02.120\]](#)
- Water to the site is to be provided by the City of Puyallup. There is a 12" cast iron pipe within 23rd St SE. The City requires that all domestic services have a minimum DCVA backflow device. An RPBA would be required for the following uses:

TABLE 9
SEVERE* AND HIGH HEALTH CROSS-CONNECTION HAZARD PREMISES REQUIRING PREMISES ISOLATION BY AG OR RPBA

Agricultural (farms and dairies)
Beverage bottling plants
Car washes
Chemical plants
Commercial laundries and dry cleaners
Premises where both reclaimed water and potable water are provided
Film processing facilities
Food processing plants
Hospitals, medical centers, nursing homes, veterinary, medical and dental clinics, and blood plasma centers
Premises with separate irrigation systems using the purveyor's water supply and with chemical addition⁺
Laboratories
Metal plating industries
Mortuaries
Petroleum processing or storage plants
Piers and docks
Radioactive material processing plants or nuclear reactors*
Survey access denied or restricted
Wastewater lift stations and pumping stations
Wastewater treatment plants*
Premises with an unapproved auxiliary water supply interconnected with the potable water supply

- Any wells on the site must be decommissioned in accordance with Washington State requirements. Documentation of the decommissioning must be provided along with submittal of engineering drawings. If an existing well is to remain, the well protection zone shall be clearly delineated and appropriate backflow protection (Reduced Pressure Backflow Assemblies) shall be installed at all points of connection to the public water system. [PMC 14.02.220(3)(b)]
- The applicant shall provide and install the water meters required to service the site. [PMC 14.02.120(f) & CS 301.3]

If a fire sprinkler's is required, see the notes below:

- The domestic service line and fire system service line shall have a separate, independent connection to the supply main. If a separate fire line is to be utilized, a Double Check Valve Assembly (DCVA) will be required near the property line at the point of connection to the public main. The fire sprinkler double detector check valve assembly (DDCVA) may be located either inside, or outside, of the building. The sprinkler supply line shall be designed, and shown on the plan, **into the building** to the point of connection to the interior building riser. Provide plan and elevation detail(s) where the riser enters the building with dimensions, clearances, and joint restraint in accordance with NFPA 24. A post indicator valve (PIV) shall be provided for the fire sprinkler system in advance of the DDCVA. [PMC 14.02, CS 302.3, & CS 303]
- Fire hydrants shall be placed so that there is a minimum of 50-feet and a maximum 150-feet of separation from hydrants to any building walls. [PMC 16.08.080 & CS 301.2, 302.3]
- The Fire Department Connection (FDC) shall be located no closer than 10-feet and no further than 15-feet from a fire hydrant. [CS 302.3]

SEWER

- The proposed sewer system shall be designed and constructed to current City standards. [PMC 14.08.070]
- Sewer to the site is to be provided by the City of Puyallup. There is an 8" PVC pipe within 23rd St SE. It appears that a gravity sewer connection is viable as the manhole depth per my mapping system shows a depth of approximately 109" ie 9.08'.
- A separate and independent side sewer will be required from the public main to all building sites for each proposed lot. Side sewers shall be extended from the main 15-feet beyond the property line at the building site and shall be 6-inch minimum diameter with a 0.02 foot per foot slope. [PMC 14.08.110 & CS 401(7)]
- Side sewers shall have a cleanout at the property line, at the building, and every 100 feet between the two points. [PMC 14.08.120 & CS 401(6)]
- The construction of an area drain for the trash enclosure, if proposed, will require the enclosure to be covered to prevent stormwater infiltration into the sewer system.

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:
 - o 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.
 - o 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)]
 - 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/>
 - The City will require an analysis from a wetland biologist and/or hydrogeologist to address Minimum Requirement #8 in accordance with Ecology manual Appendix I-D. This analysis will review your proposed discharge rate/duration/quality to the wetland and determine if there are any potential changes to the hydroperiod or impacts to the wetland ecosystem. The analysis will have to include a review of your offsite analysis and WWHM model as part of their determination. The stormwater report will need to be altered to include the analysis and any of the wetland Biologists/hydrogeologists recommendations to address any potential impact. This analysis will also have to be reviewed by planning to ensure that the analysis addresses their critical area code requirements.

- Water and sewer connection fees and systems development charges are due at the time of building permit issuance and do not vest until time of permit issuance. Fees are increased annually on February 1st. To obtain credit towards water and sewer System Development Fees for existing facilities, the applicant shall provide the City evidence of the existing plumbing fixtures prior to demolition or removal. A written breakdown of the removed fixture types, quantities, and associated fixture units shall accompany the building permit application and be subject to review and approval by the City. [PMC 14.02.040, 14.10.030, PMC 14.02.040]
- Stormwater system development fees are due at the time of civil permit issuance for commercial projects and at the time of building permit issuance for single family or duplex developments and do not vest until time of permit issuance. Fees are increased annually on February 1st. The City will assess the amount of existing credits applied to the project based on how many credits the property is currently being billed for. [PMC 14.26.070]

→**Water**

- A water system development charge (SDC) will be assessed based on the number of plumbing fixture units as defined in the Uniform Plumbing Code. Current SDC's as of this writing are \$4,020.00 for the first 15 fixture units and an additional charge of \$269.34 for each fixture unit in excess of the base 15 plumbing fixture units. [PMC 14.02.040]

→**Sewer**

- A sanitary sewer system development charge (SDC) will be assessed based on the number of plumbing fixture units as defined in the Uniform Plumbing Code. Current SDC's as of this writing are \$5,560.00 for the first 15 plumbing fixture units and an additional charge of \$372.52 for each fixture unit in excess of the base 15 plumbing fixture units. [PMC 14.10.010, 14.10.030]

→**Stormwater**

- 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 \$3,360.00 per ESU.

TRAFFIC –BRYAN ROBERTS (253) 841-5542 broberts@puyallupwa.gov

Phase 1 requirements:

- Provide the City with a detailed description of how many trucks/vehicles will use this facility each day.
- City standard commercial approach required
- See engineering comments regarding on-site paving requirements
- Driveways shall not exceed 50% of overall frontage.
- Gates must meet Pierce Co design standards.
- Provide AutoTurn analysis to ensure design vehicle can safely navigate site and driveway access.

Phase 2 requirements:

- 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. The project's proportionate share to this fee program would be determined when the traffic scoping worksheet has been submitted. The \$4,500 traffic impact fee per PM peak hour trip shall be paid prior to building permit issuance.
- Park impact fee was established by Ordinance 3142 dated July 3, 2017 and shall be charged \$0.87 per sqft of building space.
- If the project valuation exceeds \$150,000 then frontage improvements will be required per Puyallup Municipal Code Section 11.08.130
- Per Puyallup Municipal Code Section 11.08.135, the applicant/owner would be expected to construct half-street improvements including curb, gutter, 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. Based on the materials submitted, the applicant would be expected to construct half-street improvements on the following streets:
 - 23rd St SE is a local street, consisting of 34' street with curb, gutter, 5' sidewalks, 7.5' planter strips, and streetlights in a 60' right-of-way. The improvements shall be from street centerline. Assuming a symmetrical cross section, additional right-of-way (ROW) on 23rd St SE may need to be dedicated to the city.
- Driveways shall not exceed 50% of overall frontage.
- Gates must meet Pierce Co design standards.

FIRE PREVENTION – DAVID DRAKE, 253-864-4171 ddrake@puyallupwa.gov RAY COCKERHAM, 253-841-5585 RayC@puyallupwa.gov

- A fire hydrant will be required on 23rd street se.
- Propane tanks will need to comply with NFPA, IBC, and IFC.
- A Fire Sprinkler system will be determined by water availability at that Fire Hydrant.
- Electronic gates will require battery backup and KNOX override for fire department access.

BUILDING – DAVID LEAHY, 253-435-3618 DLeahy@puyallupwa.gov RAY COCKERHAM, 253-841-5585 RayC@puyallupwa.gov

- For Phase 1 or proposal just need to clarify the height of the fencing, slab details for support of the tanks and how the tanks will be secured for seismic per the Codes and flood plain issues in place at time of complete submittals. Currently the 2018 versions are in place.

Pre-app Notes

P-21-0089 Genesee Propane Bulk Plant

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- When you move onto phase two the plans for the office and shop areas will need to be complete with all building, plumbing, mechanical, accessibility requirements and energy code items per the Codes in effect at the time of a complete submittal.