



City of Puyallup

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**Development and Permitting Services**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

**DATE:** January 31, 2022

**TO:** Contour Engineering LLC & project file

**FROM:** Nabila Comstock, Planning Technician

**PROJECT:** PLPRE20210002

**SITE ADDRESS:** 1106 Valley Ave NW, PUYALLUP, WA 98371; 1042 Valley Ave NW, PUYALLUP, WA 98371;

**PROJECT DESCRIPTION (as provided by applicant):** Grade, fill, and pave the project site for future development of a TBD use. Currently, the use being considered is a contractor yard for outdoor storage and truck/trailer parking.

Thank you for meeting with the city's Development Services staff to discuss your proposed project. The following information highlights the issues discussed at our meeting and is provided for your use. Please note that the information provided 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, NComstock@PuyallupWA.gov. We look forward to working with you on the completion of this project.

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**ACTION ITEMS**

**Planning Review - Josh Kubitza; (253) 383-2422; jkubitza@ahbl.com**

*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**

- A standalone SEPA Review would be required for early grading activity that exceeds a total of 500 cubic yards of fill or excavation threshold. Please note that any further development of the site

would likely require a preliminary site plan review, a 2<sup>nd</sup> SEPA application review, and an administrative design review.

- If the future development exceeds \$60,000 in construction costs or requires SEPA review, a preliminary site plan and 2<sup>nd</sup> SEPA review prior to site development permits.
- A BLA/lot Consolidation will not be required prior to issuance of a clear, fill, and grade permit. A BLA/lot Consolidation will be required for any development that includes more than one parcel. The BLA/lot Consolidation should be applied for before applying for preliminary site plan review.
- 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 zone shall comply PMC 25.35.035(3).
- All proposed parking shall comply with Type IV landscaping standards provided in the Vegetation Management Standards (VMS). 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.
- Storm water facilities shall be landscaped in accordance with SLD-02, contained in the VMS.

## **LAND USE PERMIT REQUIREMENTS**

The following land use permits are required for your proposal:

- Boundary Line Adjustment
- Preliminary site plan (if required)
- SEPA environmental checklist (if required)
- Administrative Design Review (see below for more information regarding design review)
- 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 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.
- 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](mailto:PermitsCenter@puyallupwa.gov)).
  - SEPA checklist with an 8.5"X11" or 11"X17" copy of the site plan
  - 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**

- Preliminary Site Plan with 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 land use and SEPA review or at building permit. Conditions may be issued that would be plan checked at the time of final permit(s).
- Development review for land use permits occurs in a ‘phased’ approach:
  - Preliminary site plan (or any other land use permit) with SEPA 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.
  - Approval of an early submittal waiver to allow concurrent review of civil and building permits with the land use permit(s) and SEPA is at the discretion of DRT review staff.
  - Early submittal waivers are not always approved and are considered at the discretion of staff based on the outstanding issues with the land use process and SEPA checklist.
  - 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). SEPA is most typically issued at the end of the DRT process, after a final DRT condition letter is issued.

**GIS PROPERTY DETAILS**

QV Puyallup Detailed List – 04201163040 & 04201163040

General Information	
Puyallup City Limit	Yes
City Owned Property	No
Concomitant Agreements	No
Regulated Floodplain 2017	No
Regulated Seclusion Area	Yes (partial)
Future Land Use	LM/W
General Habitat Areas	No

Plats	N/A
Potential Land Slide Hazard	No
Regional Growth Center	No
Revenue Development Area Boundary	No
Short Plat Number	No
Soils	6A
Urban Growth Boundary Area	Yes
Volcanic Hazard Areas	Yes
Water System Name	City of Puyallup
Wetlands Inventory Puyallup	No
Zoning	ML
Zoning Overlay	N/A

### LAND USE ANALYSIS

- Tax parcel 0420222008 is in the limited manufacturing zone (ML) zoning district and the Auto High density residential (HDR) Comprehensive Plan designated area.
- Contractor Office / Storage Yard is a permitted use in the ML zoning district. This use includes contractor yards and/or trailer and truck parking and storage.
- PMC 20.35 Property Development Standards Summary

Code Standards	ML	Proposed Project
Minimum lot area per building site in square feet	10,000 square feet	Unknown
Minimum lot width	75-feet	Unknown
Minimum lot depth	100-feet	Unknown
Minimum front yard setback	20-feet	Unknown
Minimum rear yard setback	0	Unknown
Minimum interior side yard setback	0	Unknown
Minimum street side yard setback	10-feet	Unknown
Minimum landscaped setback along any common boundary with property zoned RS, RM, or PDR	35-feet	Not Applicable
Minimum street frontage	25-feet	Unknown

Maximum lot coverage	65 percent	Unknown
Maximum building height	50-feet	Unknown
Minimum landscaped setback from principal or minor arterial as designated in the comprehensive plan	10-feet	Unknown
Maximum floor area ratio	4.0	Unknown

- Not enough information as provided to review the project against PMC 20.35 Property Development Standards. It is recommended that the project team reviews these development standards as the project is further developed.
- 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 PMC 20.35.035(3).
- Per PMC 20.35.035(3), 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.

## 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
X	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:**
    - Reporting requirements vary based on the proposed use of the property and location of proposed development.
    - 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
- **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.
- 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 administrative design standards provided in PMC 20.26.400.
- PMC 20.26.011 requires elevation drawings (if any), landscape plan, context vicinity map, a site plan, and a written narrative that provides point-by-point compliance with design standards.
- Per PMC 20.26.007, administrative design review would occur during preliminary site plan review or building permit.
- Staff recommends that the project team reviews PMC 20.26.400 as the project is further developed. The following are a few design review standards to note:
  - Trees along Building Facades. A minimum 15-foot-wide landscape strip shall be provided along the entire length of blank wall facades of buildings in the ML zone district. A mixture of medium to large evergreen conifer and deciduous trees and shrubs (evergreen and/or deciduous shrub mix) shall be planted for all buildings along the entire length of all visible facades on buildings with footprints of more than 10,000 square feet, which have walls reaching 20 feet or more above ground level and which are visible from a public road or located within 100 feet of a residential zone. The stand of trees may include either existing trees or planted trees. The design of the landscaping treatment shall be consistent with the "SLD-01" standard contained in the city's vegetation management standards (VMS) manual.
  - Siding Materials. Acceptable siding materials include brick, stone, marble, split-face cement block, shingles and horizontal lap siding. Other materials may also be used if:
    - (a) They are used as accent materials in conjunction with acceptable siding materials; or
    - (b) Singular materials are characterized by details or variations in the finish that create a regular pattern of shapes, indentations, or spaces that are accented or highlighted with contrasting shades of color.
  - Loading docks and outdoor product or equipment storage areas shall be screened from public roads by means of a vegetative screen or six-foot masonry wall or wood opaque fence. If a vegetative screen is used, the screen shall conform to the landscape buffering

standards described in PMC 20.26.500(1). If a wall is used, it shall include a 10-foot landscaping strip on the side facing the public which is planted with shrubs at least three-gallon container size (spaced no more than five feet on center) and a continuous row of trees (at least eight feet tall at planting) spaced no more than 30 feet on center.

**OFF-STREET PARKING ANALYSIS**

- PMC 20.55.010 provides the minimum parking requirements. It is recommended that project team review these standards as the project is further defined. Contractor office / storage yards are subject to the following parking standard:
  - 1 parking space per 300 square feet of office gross floor area.
- Per PMC 20.55.018, parking requirements may be reduced for low impact development.
- 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.

**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:**

- Per PMC 20.58.005(2), 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.
- Per PMC 20.58.005, 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. 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-feet, 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	Valley Avenue NW	12-feet	Type II
Rear	South and Southwest property boundaries	6-feet	Type III
Side	Interior lot lines	6-feet	Type III
Side	North and Southeast property	6-feet	Type III



	boundaries		
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### **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 the removal of 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 existing or proposed street trees are 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.cityofpuysallup.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-feet wide with a minimum area of 200 square feet of area.
  - All internal landscape islands (landscape islands entirely surrounded by paving) shall be a minimum of 15-feet in width with a minimum area of 500 square feet.
  - 'Head-to-head' parking stalls and internal landscape islands shall be separated by a 'connector landscaping strip' a minimum of 6-feet 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.
- Parking Lot Screening. Each side of a parking lot which abuts a street must be screened from that street using the appropriate landscaping as specified in the city's vegetative management standards or by locating the building between the street and the parking lot.

### **Other landscaping standards**

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

**Building Review - Janelle Montgomery; (253) 770-3328; JMontgomery@PuyallupWA.gov**

Demolition permits are required for removal of Single Family Dwellings. Application located on City of Puyallup website and requires Puget Sound Clean Air notification to apply. Final inspection is required. Engineering approval required for utility disconnects prior to building inspection final.

- Building plans to convert single family dwelling into office will require complete building, mechanical, plumbing, energy code items and accessibility requirements that may apply on the plans depending on scope of work performed. Provide before and after floor plans to show changes and to be able to assess use of each room and determine what building requirements need to be met with the new use. As noted at Pre-app meeting floor system will be required to meet the 50 lbs. per sq. foot for office use vs SFR. Provide plans to show how floor load was modified to meet code requirements or letter from structural engineer to assess all structural modifications and meet 2018 IBC commercial use.
  - Plans will need to be per the applicable codes 2018 adopted February 1, 2021 for all permits.
  - All electrical is permitted by the Washington State Department of L & I.
  - Accessible parking and access to the public way will be required. For all accessible requirements the City adopted the 2018 IBC / WAC 51-50 and the ICC A117.1-2009 standard.
  - Please reach out to me if I can answer any other questions in relationship to Building code items for this project. No other Building items at this time.

**Fire Review - David Drake; (253) 864-4171; DDrake@PuyallupWA.gov**

- Fire Truck turn-around will be required in storage yard.  
A fire lane through storage yard will be required to be maintained.  
Site plan of storage yard will be required for a review. Include fire truck turn-around, mark out fire lane in accordance with 2018 IFC appendix D.  
List of stored items required. Trucks, trailers, fuel, propane, any type of combustible's.  
Gates will require a full review from Traffic and Fire prior to permit application.  
If a structure is built a Fire Hydrant may be required.

**Engineering Review - Anthony Hulse; (253) 841-5553; AHulse@PuyallupWA.gov**

- 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:
  - o Engineering plans submitted for review and approval shall be on 24 x 36-inch sheets.
  - o Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this project / plat.
  - o 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.
  - o 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.
  - o 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 Code:

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.

Fee in Lieu -> Frontage Improvements

- a. The applicant may request and submit justification to pay a fee rather than constructing all or part of the required frontage improvements. Allowance of fee-in-lieu shall be at the discretion of the city and may be denied if the city engineer determines it will be more beneficial to the public to have the frontage improvements built along the street frontage adjoining the property or access to the property. The city will consider the following:
  - o (i) The feasibility of accurately constructing improvements both horizontally and vertically to effectively drain runoff;
  - o (ii) Whether constructed improvements can transition and connect smoothly with existing adjacent sites; and
  - o (iii) Whether other frontage improvements will likely connect into the applicant's required improvements within a reasonable time frame.
- b. The justification to allow use of the fee-in-lieu program shall not be based on cost savings to applicant in comparison with constructing required improvement adjacent to the

property. The program will be administered with the following conditions:

- a. (i) Fees collected will be used towards pedestrian safety improvements, which could include lighting in the vicinity, ideally within one-half mile but up to one mile, from the contributing parcel in order to ensure that the improvements maintain a sufficient nexus to the project.
- b. (ii) Fees for residential infill lots and commercial tenant improvements shall be based on linear frontage of developing parcel. The fees will be posted on the city's web page, "Fee-In-Lieu Program" and are initially set at \$200.00 per linear foot of frontage where no concrete curb exists and \$100.00 per linear foot with existing curb. The fees will be adjusted annually according to construction cost indices. If use of the fee-in-lieu program is for only a portion of the required frontage improvements, the fee will be established at an adjusted rate by the city engineer. If used for required frontage improvements from land subdivisions (formal plats, short plats, or binding site plans) and new commercial/industrial developments the fee will be developed based on the costs of installing the required improvements along the frontage of the development.
- c. (iii) The fees shall be capped at 15 percent of remodel or project valuation.
- d. (iv) Dedication of necessary right-of-way shall not be deferred or satisfied through payment of a fee-in-lieu.
- e. (v) The city shall track the collection of fees and the location of improvements funded by fees collected.

- WATER

Water Within City Service Area:

- The proposed water system shall be designed and constructed to current City standards. [PMC 14.02.120]
- 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)]
- A new water main line shall be extended to, and through, the site sufficient to provide the necessary flows for both the domestic system and fire system. The minimum water pipe size shall be 8-inch diameter. (Exception: A 4-inch water main may be installed if either, 1) the proposed main is a dead-end line with no possibility of being expanded in the future, or; 2) that portion of the proposed main beyond the last fire hydrant for the project.) [PMC 14.02.190, 14.20.010 & CS 301.1(1)]
- The applicant shall provide and install the water meters required to service the site. [PMC 14.02.120(f) & CS 301.3]

Backflow Protection

- Due to the conversion from a single-family use to a commercial use, it will be necessary to upgrade the domestic water service connection with the installation of a Double Check Valve Assembly (DCVA), to be located immediately downstream from the city water meter.

Prior to installation, applicant shall obtain a City of Puyallup Plumbing Permit for the installation and inspection of the unit. Prior to inspection, the unit must be tested by a licensed, certified backflow tester and the results of that inspection shall be provided to the city inspector. [PMC 14.02.220(3) & CS 302.2]

- If the use of the building meets the criteria of Table 9 below, an RBPA backflow device will be necessary.

Fire Requirements (applies to both City Water and Water Purveyors):

- 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]

- The applicant shall connect into the existing public system located within Valley Ave NW. This gravity sewer main will need to be extended west along the property frontage (approximately 175'). The City's comprehensive sewer plan shows that the city plans on extending the gravity sewer west to the end of Valley Ave in which it would become a pressurized system. There is not timeline as to when this extension would occur. During the pre-app there was a question as to what Prologis would be required to do for sewer. The following information was provided to them as part of there pre-app: For Prologis: There is a sewer lift station on the south side of the railroad that was built with the idea that the city could serve the area that the parcel lies in. In order to determine if the city has capacity to serve this property, a basin analysis would be required with the areas be annexed included in this calculation. The City will coordinate that analysis, but it would be at the expense of the applicant. Also, the downstream lift station on Levee Rd is exceeding capacity and is on the list to be replaced/upgraded soon. The project may be required to contribute to upgrading that system.[PMC 14.20.020, 14.08.070, PMC17.42 & CS 401(14)].

- 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)]

- If any buildings on site are connected to septic tanks, the applicant shall abandon the existing septic systems per Pierce County Health Department regulations. A Septic/Pump Tank Decommissioning Certification form must be completed and submitted to the Source Protection Program Department at (253) 798-6470. Verification of certification must be provided PRIOR to final city approvals. [PMC 14.08.070]
- The City Sewer Department must conduct a visual inspection of a previously used side sewer to determine if that side sewer can be used again. Existing laterals must meet current standard to be used again. It is the responsibility of the property owner to expose the line as necessary for that inspection. The City reserves the right to request video inspection of the side sewer to assist in its determination. Redevelopment projects shall utilize the existing trench where possible. CS 401(15) and CS 401(16)
- If applicable: Grease Interceptors are required for all commercial facilities involved in food preparation. Due to the proposed use within the building, the applicant shall install an external grease interceptor in accordance with the current edition of the Uniform Plumbing Code adopted by the City of Puyallup, Puyallup Municipal Code, and City standard details. [PMC 14.06.031(3) & CS 401(5), 402.3]
- STORMWATER
  - There is an 18" concrete storm line located on the south side of Valley Ave
  - \* Note all outdoor storage and access to them shall be paved per planning's requirements per PMC 20.55.055
  - 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 is responsible for submitting a preliminary stormwater management site plan which meets the design requirements provided by PMC Section 21.10 and Ecology Manual Volume I, Section 2.5.1. The preliminary stormwater site plan (PSSP) shall be submitted prior to Preliminary Site Plan approval to ensure that adequate stormwater facilities are anticipated prior to development of the individual lot(s). The preliminary stormwater site plan shall reasonably estimate the quantity of roof and driveway stormwater runoff and the application of On-site Stormwater Management BMPs for the proposed development.
  - 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/>

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

- 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 Review - Bryan Roberts; (253) 841-5542; broberts@PuyallupWA.gov

- Traffic scoping worksheet will be required for this project. The City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) Trip Generation, 11th 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.

Once the traffic scoping worksheet is reviewed, a written response would be sent to the applicant's traffic engineer outlining the scope of the project's Traffic Impact Study (TIS).

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.

Building in located in ML zoning are required to pay Park Impact Fee (87 cents per sqft)

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.

-Frontage improvements will be required along Valley Ave if 200,000 of building improvements are exceeded

-Additional right-of-way (ROW) may need to be dedicated to the City regardless if frontage improvements are required

Commercial Driveway will be required – minimum 30ft width with 35ft radius

Valley Ave along the site is designated as a major arterial. City standards (Section 101.10.1) require minimum driveway/intersection spacing of 300 feet for arterials, measured between closest edges of each access.

-Driveway access will require an alternative methods request (AMR) to be submitted and reviewed by the City.

-Currently, there are no access locations to Valley Ave that will meet current engineering standards.



-Design/placement must minimize safety concerns associated with negative offset driveway alignment and deficient commercial driveway spacing.

This commercial development shall provide an autoturn analysis for the largest anticipated vehicle that would access the site. Curb radii and entrance dimensions shall be increased as necessary to allow vehicles to access the site without encroaching into adjacent lanes of traffic.

-Want to ensure vehicles will not be backing into the property.

At the time of civil permit review provide a separate street lighting plan and pavement striping plan (channelization) sheet for the city to review.

On-site monument signage must be located outside sight distance triangle.