



BARGHAUSEN

March 14, 2022
Email: PermitCenter@PuyallupWA.gov

Ms. Katie Baker, AICP
Planning Manager
City of Puyallup
Development Services Center
333 South Meridian
Puyallup, WA 98371

RE: Pre-Application Meeting Request
Costco Wholesale Fuel Center Relocation and Car Wash Addition
1201 39th Avenue S.W., Puyallup, Washington 98373
Costco Loc. No. 660 / Our Job No. 22278

Dear Ms. Baker:

On behalf of Costco Wholesale, Barghausen Consulting Engineers, Inc. is submitting the following materials for a Pre-Application Meeting for the project referenced above. We respectfully request the soonest available meeting date.

1. One (1) Completed Pre-Application Submittal Request form
2. One (1) Project Narrative with List of Questions (this letter)
3. One (1) Conceptual Site Plan prepared by MG2 dated March 14, 2022

The proposal is to develop a vacant property located at the northwest corner of 39th Avenue S.W. and 14th Street Place S.W. with a new car wash, relocated fuel facility, and new auxiliary parking. The project will be accessed by a right-in/right-out driveway on 39th Avenue S.W. and two driveways on 14th Street Place S.W. The car wash and fuel canopy will measure 3,700 square feet and 8,100 square feet in size, respectfully. The parcel will provide 95 new parking stalls. The existing fueling facility on the warehouse site will be decommissioned and replaced with parking stalls after the new fuel facility opens for business.

The following information is requested:

Planning:

1. Please confirm that the proposed car wash and fuel facility are permitted in the underlying zoning district. Please identify any special operational standards and/or restrictions.
2. Please identify requirements for site design and building architecture, including setbacks, height, parking, pedestrian circulation, and landscaping. Is the site plan generally consistent with these standards?
3. Please describe the required land use and environmental review process, including estimated timeframes, public notification requirements, and requirements for special meetings and/or hearings. Please also describe the appeal process.
4. Please identify any special submittal requirements for land use review, such as renderings, photometric plans, etc.
5. Please identify any mapped critical areas and associated study requirements.

BARGHAUSEN CONSULTING ENGINEERS, INC.

18215 72ND AVENUE SOUTH KENT, WA 98032 P) 425.251.6222 F) 425.251.8782
BRANCH OFFICES: CHEHALIS, WA KLAMATH FALLS, OR LONG BEACH, CA RICHLAND, WA ROSEVILLE, CA
barghausen.com

Public Works/Engineering/Transportation:

1. Please confirm the threshold for a traffic impact study and associated scoping requirements.
2. Please identify all required road improvements and/or dedications. Are any impact fee credits available?
3. Please describe City standards for driveway placement, width, and separation. Is the site plan generally consistent with these standards?
4. Please identify requirements for vehicular and pedestrian circulation within the development.
5. Please discuss utility availability and design requirements to extend services to the site.
6. Please identify required stormwater controls and/or water quality measures. Identify any seasonal requirements and/or restrictions.
7. Please identify any special easements, agreements, covenants, and/or sureties that may be required.
8. Please describe the required engineering plan review process including submittal requirements and estimated review timeframes.

Building:

1. Please identify any special building design requirements for restrooms and accessibility.
2. Please identify current Building Codes and any planned updates and/or special amendments.
3. Please identify building permit review submittal requirements and timeframes.
4. Please advise if the City allows concurrent processing of construction permits during land use review. Are expedited permitting options available?

Fire Marshal:

1. Please describe the City's requirements for fire suppression.
2. Please describe the City's requirements for emergency vehicle access.
3. Please identify the number and location of additional hydrant(s) required, if possible. Please discuss fire flow availability.
4. Please identify any special design requirements for the car wash and fueling facility.
5. Please identify all required Fire Permits and processing timeframes, including permits for underground storage tanks and decommissioning.

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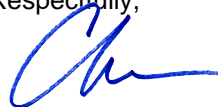
March 14, 2022

All Departments:

1. Please identify and itemize all impact fees, system development charges, and/or capital facilities connection fees applicable to the project.
2. Please identify any additional agencies that may require project review and/or have jurisdiction over this project.

Thank you for your assistance with this request. Please contact me at (425) 656-7442 or at cferko@barghausen.com if you have any questions.

Respectfully,



Chris S. Ferko, AICP
Director of Planning Services, Principal

CSF/ps
22278c.001.docx
enc: As Noted
cc: Mr. John Ellingsen, Costco Wholesale
Mr. Steve Bullock, MG2
Mr. Jay S. Grubb, Barghausen Consulting Engineers, Inc.