



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

July 18, 2022

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DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	I
PERMIT #	PLPSP20220079
PROJECT NAME	ARCO #7184 AM/PM Fueling Facility - New Development
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	The proposed scope of work includes the construction of a new 3,349-square-foot ARCO AMPM convenience store, a 49'x129' fuel canopy with eight (8) multi-product dispensers (MPDs), a 25,000-gallon underground storage tank (UST), and a 22,000-gallon split UST (12,000/10,000) allocated for diesel and premium fuel. Additionally, the project will include the construction of a detached 24'x48' car wash with a single drive-through lane and one (1) vacuum station. Site improvements will include surface parking for 21 vehicles, including four (4) EV charging spaces, interior and perimeter landscaping, off-street improvements, exterior lighting, source control, spill prevention, signage, pedestrian walkways, and trash and recycling enclosure. The existing restaurant building will be demolished to accommodate new improvements.
SITE ADDRESS	1320 & 1402 S Meridian, Puyallup, WA 98371
PARCEL #	7730000281, 7730000031, 7730000021
ASSOCIATED LAND USE PERMIT(S)	P-21-0059
APPLICATION DATE	May 13, 2022
APPLICATION COMPLETE DATE	May 17, 2022
PROJECT STATUS	Active Development Review Team (DRT) review case – resubmittal required. Please address review comments below and resubmit revised permit materials and by responding in writing to the remaining items that need to be addressed.
APPROVAL EXPIRATION	N/A – Active permit application, not approved

CONDITIONS	<p>Active permit application, not approved;</p> <p>Pursuant to PMC 20.11.022 regarding inactive applications, any and all pending land use applications or plat applications shall be deemed null and void unless a timely re-submittal is made to the City within 1 year of issuance of this Development Review Team (DRT) comment letter.</p> <p>DRT review letters typically identify requested corrections, studies or other additional required pieces of information necessary to demonstrate conformance with the City's adopted development standards and codes.</p> <p>Subsequent applicant re-submittals shall make a good faith effort to respond to each request from this letter in order for the application to remain active.</p> <p>The failure to provide timely responses or lack of providing the requested material(s) within the 1-year window following DRT comment letter issuance shall be grounds for expiration, thus deeming the pending application null and void with or without a full or partial refund of application fees.</p>
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HOW TO USE THIS LETTER

This review letter includes two sections: **“Action Items”** and **“Conditions”**.

The **“Action Items”** section includes all items that the applicant must address to comply with the Puyallup Municipal Code (PMC) and city standards. Items listed in under **Action Items** require a resubmittal under this permit for further review by the Development Review Team (DRT); your application is not approved. Please make those updates to the proposed plans and resubmit for review. Please include a response letter outlining how you have revised your proposal to meet these items for ease of plan check by DRT members.

The **“Conditions”** are items that will govern the final permit submittal(s) for the project. Please be aware that these conditions will become conditions of the final permits and/or recommendations to the Hearing Examiner, if applicable.

If you have questions regarding the action items or conditions outlined in this letter, please contact the appropriate staff member directly using the phone number and/or email provided.

ACTION ITEMS

Planning Review - Nabila Comstock; (253) 770-3361; NComstock@PuyallupWA.gov

Landscape Plan

- Increase the perimeter landscaping to 12' along entire frontage [landscape plan, pg. 1]
- Landscaping along the full length of the western property line is required to be at least 6ft - Type III landscaping. This requirement may be adjusted based on circulation needs.[landscape plan, pg. 1]
- Provide landscaping between the property line and the plaza (12ft landscaping) [landscape plan, pg. 1]
- Provide 12ft landscaping WITHIN property lines. Proposal goes outside of the property lines [landscape plan, pg. 1]
- No more than eight (8) parking spaces shall be placed consecutively without a landscape island per VMS 14.4 Type IV Design Standards. Since the ADA stall is the eighth stall and room is required for exiting and entering the vehicle, you could place the landscape island between stalls 5&6. [landscape plan, pg. 1]
- Perimeter and internal landscape islands are not meeting 200SF or 500SF min. areas. All perimeter landscape islands shall be a minimum of 12ft wide with a minimum area of 200 sq ft of area. Each perimeter island shall include a minimum of one (1) tree selected from the Class III or Class IV street tree list shown in section 12.9 or 12.10 of the VMS. All internal landscape islands shall be a minimum of 15ft in width with a minimum area of 500 sq ft. Each internal island shall include a minimum of two (2) trees selected from the Class III or Class IV street tree list shown in section 12.9 or 12.10 of the VMS.; fifty percent (50%) of trees in internal islands shall be Class III or Class IV evergreen conifers. [landscape plan, pg. 1]
- Provide calculation for landscape islands internal to the site that are not perimeter landscaping to prove PMC 20.58.005 (1) is being met [landscape plan, pg. 1]
- Please provide more than one outdoor amenity. Example options are found in PMC 20.30.037 (2)(a) [landscape plan, pg. 1]
- Required perimeter landscaping requirements [landscape plan, pg. 1]

Site Plan

- Establish a defined path of 12ft in width(minimum) leading from the public right-of-way directly to both building entries using decorative/stamped paving (PMC20.26.300 (3.b.ii)) [landscape plan, pg. 1]
- Pierce County will be requiring a shelter pad for a future bus shelter. The shelter pad will need to be the size and depth. This will be a condition of approval to be reviewed and inspected during civils [site plan, pg. 1]
- PMC 20.55.025 states that 30% of the required amount of parking stalls should be compact [site plan, pg. 1]

Elevations

- Provide calculations showing that no less than 60% of the surface area of the eastern, street-facing wall consists of windows and/or transparent doorways. Measuring from a pedestrian scale of 2'-8' is not allowed. Please measure from the roof line down (parapet does not need to be included). (PMC 20.26.300 (3.d)) [elevations, pg. 1]
- Signage is not addressed during the preliminary site plan stage. A separate sign permit will be required during the building permit process. You have proposed façade signage, a monument sign, as well as a pole sign.
 - Please see PMC 20.60.055 Special provisions for the CG, CG, ML, and MR zones for more information regarding regulations for signs within the CG zone for your future sign permit. Please note that one (1) freestanding or projecting or monument sign is allowed per street frontage as well as the other special provisions for signs within the zone [elevations, pg. 4]

SEPA - Responses from Public Agencies

1. The Squaxin Island Tribe have provided a comment letter. Please see the attachment in Documents & Images in the CityView Portal.
2. The Nisqually Indian Tribe have provided a comment letter. Please see the attachment in Documents & Images in the CityView Portal.
3. The Puyallup Tribe has requested a cultural resource survey prior to any ground disturbance. The project location is a high probability area for impacting cultural resources including multiple known/recorded village sites. Please see the attachment in Documents & Images in the CityView Portal.
 - a. The city will be considering these Cultural Resources comments and is preliminarily identifying this as a mitigation measure in the preparation of a SEPA MDNS, such as condition would require the applicant to prepare an archaeological site investigation, in accordance with state DAHP and Tribal standards/guidelines prior to permit issuance.
4. The Department of Ecology has provided a comment letter. Please see the attachment in Documents & Images in the CityView Portal

Building Review - David Leahy; (253) 435-3618; DLeahy@PuyallupWA.gov

- 1. Remove or adjust lot lines to meet building code setbacks.
- 2. When ready to submit for permit, plans must be complete with all building, plumbing, mechanical, energy code requirements and accessibility requirements per the Codes in place at the time of a complete submittal.
- 3. Each structure will be covered under separate permits.

Fire Review - Ray Cockerham; (253) 841-5585; RayC@PuyallupWA.gov

- 1) Verify fire access is less than 10 % slope.
- 2) Check/provide fire access for auto turn.
- 3) Subject to applicable codes and standards at the time of complete building/fire permit application.
- 4) Note: Separate Fire Construction Permits for Tanks/Dispensers

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

- Type your notes here
- Add existing property line linetype to the legend. [Site plan]
- What is this linetype representing? Add to legend. [Site Plan]
- Right of way dedication along S Meridian St will be required such that the sidewalk is completely in the public right of way. [site plan]
- Provide a survey map showing the existing conditions. This shall include the existing building, paving, vegetation, underground tanks, fences and points of connections for utility system. [site plan]
- Provide a secondary sheet showing existing and proposed contours/spot elevations. [site plan]
- Include the building dimensions. [Site Plan]
- Add the pedestrian access path hatch/arrow linetype into the legend. [Site Plan]
- The proposed pumping for the project detention system does not meet the 2019 Ecology manual Flow Control Standard for Minimum Requirement #7. I have not seen a project at the City of Puyallup be able to meet the flow control standard when pumping on the outlet side of a storm system. The pump must be the mechanism modeled in the continuous modeling calculation with the point of compliance being the discharge leaving the site. Provide a revised stormwater design that meets the flow control duration standard. [Drainage report, pg 22]
- Show the location of the proposed detention system and treatment device. [Site plan]
- Show existing utility mains on-site. [Site Plan]
- Update the drainage report from the 2014 reference. The city has transitioned to the 2019 Ecology Manual.

- Provide right of way dedication for the classification of S Meridian. The sidewalk on the western side of Meridian shall be maintained in the public right of way. [Site Plan]

Engineering Traffic Review - Bryan Roberts; (253) 841-5542; broberts@PuyallupWA.gov Access: S Meridian along the site is designated as a Major Arterial. City standards (Section 101.10.1) require minimum spacing of 300 feet from the intersection & driveways measured between closest edges of the driveway. Per City standards, commercial driveways must be aligned with intersections/driveways across the street.

Proposed driveway & existing driveway access do not meet current engineering standards.

- Proposed driveway is located approximately 65ft south of the WSDOT EB SR-512 signal (between the closest edges of each access – PC/PT). This is significantly less than the 300ft spacing requirement
- Existing driveway is located approximately 170ft north of S Meridian/15th Ave SW signal (between the closest edges of each access – PC/PT). This is significantly less than the 300ft spacing requirement.

To mitigate deficient driveway spacing along this heavily congested arterial section, existing access shall be restricted to right-in/right-out.

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.

-S Meridian is classified as a Major Arterial and shall consist of curb, gutter, 8ft sidewalks, 10ft planter strip, and streetlights. The improvements shall be from street centerline. Assuming a symmetrical cross section, additional right-of-way (ROW) on S Meridian may need to be dedicated to the city.

Traffic Impact fees (TIF) will be assessed in accordance with fees adopted by ordinance, per PMC 21.10. Impact fees are subject to change and are adopted by ordinance. The applicant shall pay the proportionate impact fees adopted at the time of building permit application

AutoTurn analysis will be required to ensure the largest anticipated design vehicle can safely maneuver throughout site and driveways.

- Analysis must include the following:
- All movements need to start straight and end straight.
- Make sure “Turn Wheels from Stop” is not selected.
- Please include the template of the vehicles used
- For clarity, wheel & overhang paths should be different colors.
- Include the appropriate fire apparatus.
- Clearly identify any encroachment into adjacent lanes of traffic.

For the AutoTurn analysis, include the existing 15th Ave SW driveway access. Due to access restrictions on S Meridian, many vehicles will use this driveway for outbound left turns.

The existing S Meridian driveway must meet minimum commercial driveway requirements (35ft curb radius, 30ft width). This could change based on the design vehicles used for the AutoTurn analysis.

Design must provide at least 200ft of on-site queue storage for proposed car wash. Identify this queue storage on preliminary site plan

Evaluate existing ADA ramp at the SW corner of SR-512 traffic signal

Evaluate the need for ADA handrail along S Meridian frontage (back of sidewalk).

Sight distance analysis required

- City standards require 415ft of ESD, 400ft of SSD (0.5ft object height).
- Setback 14.5ft from face of curb to evaluate sight lines.
- Identify street tree placement, monument signage, fences, etc. that could obstruct sight distance.
- Sight distance analysis shall account future bus pad/shelter location

Traffic Scoping Worksheet:

Traffic Scoping Worksheet needs to account for EV charging stations. Define trip generation assumptions (gross trips, pass-by trips, diverted trips, etc.)

Per previous comments, the City will not allow an additional non-standard driveway along S Meridian. Existing access must be access restricted to right-in/right-out. Update trip distribution & assignment based on these requirements.

Once the traffic scoping document has been updated, must coordinate with the City on the scope of the TIA

- To ensure unserved demand is captured in your delay analysis, existing queue lengths need to be collected with turning movement counts. Provide a detailed description for how unserved demand will be accounted for in the TIA.
- Use 3% annual growth rate.
- Analyze the need for a right turn pocket on S Meridian
- S Meridian/15th Ave SW shall be analyzed during the AM & PM peak hour. Existing queuing needs to be collected for each lane group.
- Safety analysis will be required at S Meridian/15th Ave SW & S Meridian/EB SR-512 intersections based on crash data from the last 5 years.
- City can provide signal timing plans for intersections under our control.

CONDITIONS

Engineering - Anthony Hulse; 2538415553; AHulse@PuyallupWA.gov

- General: An Oil/Water Separator is required for the car wash and fuel station. Effluent discharged into the City's sanitary sewer system shall not exceed 100mg/l oil and grease.
- General: No buildings shall be placed within any easements on the associated lots.
- General: At the time of civils, the proposed sidewalk ramps must be ADA compliant.
- General: 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/>
- General: At time of civil application, provide a stormwater design meeting the Minimum Requirements of the 2019 Ecology Manual.

Planning - Nabila Comstock; 2537703361; NComstock@PuyallupWA.gov

- General: Planning may accept landscaping as an alternative to the requirement for 60% transparency on the northern building facade under the condition that you provide a rendering of what the required landscaping will look like in approximately 3-5 years and as long as another option is chosen per PMC 20.26.300 (2.a).

Sincerely,
Nabila Comstock
Assistant Planner

DRT Letter
July 18, 2022

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(253) 770-3361
NComstock@PuyallupWA.gov