

CES ♦ NW
I N C O R P O R A T E D
CIVIL ENGINEERING & SURVEYING

August 1, 2022

City of Puyallup
Planning Division
333 S. Meridian
Puyallup, WA 98371

RE: Response to Comments for the Olson Brothers/Provac SEPA Standalone (CES #20083)
City Permit Number PLSSP-20220062

Dear City of Puyallup,

Thank you for the opportunity to respond to the City's comments for the Olson Brothers/Provac SEPA Standalone application under permit number PLSSP-20220062.

Planning Review – Rachael N. Brown

1. Revise site plan to include Parcel 2105200191. SEPA review must include analysis of the entire project, which includes conversion of this house into an office to serve the Pro Vac project.
Response: *Site Plan has been revised to include Parcel 2105200191, see revised plan set.*
2. Revise SEPA Checklist to include environmental impacts from converting house at APN 2105200191 into office. Revise SEPA checklist to include this parcel as part of the project extents.
Response: *Checklist has been revised to include office building.*

Engineering Traffic Review – Bryan Roberts

3. Traffic Scoping Document:
The existing 2000sqft portable was part of temporary use permit P-20-0137. This building did not pay traffic impact fees and therefore will not receive credits when removed.
Recalculate trips using ITE LUC 180 "Specialty Trade Contractor"
Building area shall be 4,774 sqft (2,602 + 300 + 1,872)
PM peak trips will be 8.3 ((4.774*1.93=9.2)-0.9)
Response: *Traffic Scoping has been revised as indicated.*
4. Park Impact fees:
For ML zoning, Park impact fees are required. This will be \$0.87 per sqft.
4,774 sqft*0.87=\$4,153.88
Response: *Impact fees have been noted in the scoping document as indicated.*
5. Site Comments:
Include a separate street light design.
Extend curb/gutter/sidewalk/roadway paving across entire project frontage ~ 200ft.
Response: *Street light design included in the Civil Plan Set.*

If you have any questions, please do not hesitate to contact me.

Regards,



Craig Deaver

Prepared by AMBH