City of Puyallup
Development and Permitting Services
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

DATE: August 15, 2022

TO: Stephanie Patterson

FROM: Gabriel Clark, Planning Technician

PROJECT: PLPRE20220107

SITE ADDRESS: 401 15TH AVE SE, PUYALLUP, WA 98372;

PROJECT DESCRIPTION (as provided by applicant): MultiCare Good Samaritan Hospital (GSH) is submitting a new Master Plan for approval by the City of Puyallup.
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.

Permit application submittals will be accepted via the City's permit portal only (https://permits.puyallupwa.gov/Portal). You can find a list of permit application forms on the City website at www.cityofpuyallup.org/1591/Master-Document-List. The following minimum documents must be submitted with all applications, or they will not be processed:

- Complete application form, signed and dated
- Supporting documents, as outlined on the application form checklist

Consult with a permit technician if you have questions about the minimum submittal checklist requirements, permit fees, or permit timelines (PermitsCenter@puyallupwa.gov). If you have any questions or concerns regarding these notes, please do not hesitate to contact the appropriate staff member listed with each note section or me directly at (253) 770-3330, GClark@PuyallupWA.gov. We look forward to working with you on the completion of this project.

ACTION ITEMS

PLANNING – Chris Beale, Senior Planner cbeale@puyallupwa.gov | (253) 841-5418

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

APPLICANT QUESTIONS & STAFF RESPONSES:

1) What does the City envision for engagement with the Planning Commission prior to the public hearing? Is a series of briefings anticipated? Will staff be making a formal recommendation to the Planning Commission?

- **Planning staff would schedule briefing(s) with the Planning Commission prior to a public hearing, yes.**
- **Staff does make a formal recommendation to the Commission at a public hearing, yes.**

2) We were told previously that a Neighborhood Vicinity Meeting would be required. What are the requirements for community notification and hosting this meeting?

- **See PMC 20.26.009 for full requirements**
- **City staff will provide a template tool kit for the noticing to occur**
- **Meeting may be held virtually, preferably over the Zoom format, or may be held in person. If in person, staff would recommend a hybrid format to allow virtual attendance as well as in person due to the on going pandemic**
- **Mailed notice (1/4 mile) and site posting (in multiple locations for the campus, in mutually agreed upon locations) will be required for the noticing**

3) A Development Agreement accompanied the 2007 Master Plan. Is the City open to considering a Development Agreement proposal for this Master Plan? We would like to address topics like vesting and site-specific development standards.

- **City staff would need to understand what the Development Agreement would cover. Vesting is limited to specific issues. City Planning staff has been in contact with the City Attorney's office about this question and can discuss with GSH / Multi-care further, if necessary. City staff does not see an immediate need for a development agreement at this time.**
- **It should be noted that most site specific development standards are established through the Master Plan process and approval, as allowed to be established by PMC 20.88.020.**

4) We would like to discuss the anticipated SEPA process and potential for a checklist and MDNS.

- **Based on the overall size and scope of the proposed expansion, city Planning staff anticipates issuing a Determination of Significance (DS) and conducting an Environmental Impact Statement (EIS) parallel to the Master Plan process and review. GSH / Multicare should be aware that preparation of the EIS will be a cost-pass-thru item that the applicant will be responsible to pay for, in accordance with the city's adopted fee schedule.**

5) The Planning Commission work program notes that there could be changes to the master plan requirements. What is the status of this effort? Are there any other code changes the GSH team should be aware of?

- **The changes noted in the PC work program are scope limited amendments related to Public Facility zoning and master plans only and are not applicable to the GSH master plan. No other changes to PMC 20.88 (master plans) are known, anticipated or being contemplated at this time.**

6) The City previously accepted GSH's Commute Trip Reduction (CTR) program to satisfy the master plan requirement for a TMP. Will the City continue to accept the CTR program to meet this requirement?

- **The city will need to review the CTR program wholistically with the overall campus build out, anticipated traffic impacts and the possibility for mitigation measures needed to address traffic**

impacts. At time city Planning staff cannot stay for certain if we would accept the CTR program without further review.

GENERAL SITE PLAN COMMENTS SUMMARY

- Please review PMC 20.88.020 for the required contents of a master plan. Please include all required elements in the draft plan document for submittal.
- Please include an approval criteria narrative (letter/report) from the applicant team outlining how the proposal will meet the approval criteria of PMC 20.88.030. This letter/report should be separate from the master plan document and be included with the submittal. Please include substantive analysis of the Comprehensive Plan policies; this will require the applicant to review and locate policies in the Comp Plan (each element) that apply to the proposal, pull each policy and provide in the approval criteria narrative. Comp Plan is located here: https://www.cityofpuyallup.org/438/Comprehensive-Plan
- Please review notes below regarding volcanic hazard areas and lahars. GSH will need to consider PMC 21.06.1260 and the requirements for lahar areas, and exemptions for development of critical facilities in a lahar hazard zone.

LAND USE PERMIT REQUIREMENTS

The following land use permits are required for your proposal:

- Preliminary site plan application – **NOTE: Please use the "preliminary site plan application form" for the submittal of the master plan. We do not have a specific form for a Master Plan.**
- **Please select 'Master Plan' application type in the drop down menu when submitting the planning application function through CityView**.

  - Apply for planning permit portal: https://permits.puyallupwa.gov/Portal/Planning/Application
  - Application form: https://www.cityofpuyallup.org/DocumentCenter/View/10804

- SEPA environmental checklist:
- https://www.cityofpuyallup.org/DocumentCenter/View/9788/SEPA-Checklist-FILLABLE
- Preapplication vicinity meeting required. 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:
  - Permit submittals will be accepted by via the Cityview permit portal only (https://permits.puyallupwa.gov/Portal).
  - Complete application form 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" PDF copy of the site plan
  - Written cover letter with project description (recommended)
  - Proposed building elevations, along with any applicable design review application checklist.
  - 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/or 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.

LAND USE ANALYSIS

- The site is in the MED zone district and the MED Comprehensive Plan designated area. Consult PMC 20.43 for zone specific standards.
- In the MED zone, medical land uses are permitted.

PROPERTY DEVELOPMENT STANDARDS

- See PMC 20.43.020 (2) for standards from previous approved Master Plan adopted into the Med Zone district. These are not approved master plan standards until the new Master Plan is reviewed and approved, but is an example of previously adopted development regulations.

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
X	5-year wellhead protection area
X	1-year wellhead protection area
X	Geologic hazard area – Volcanic hazard area
X	Geologic hazard area – Landslide hazard area
X	Geologic hazard area – Erosion hazard area
X	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
X	Contaminated Site

- 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. Most land subdivisions will not trigger these report requirements for the purposes of subdividing the land, but may be triggered by future planned use of the land.
    - 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.
  - Northern portions of the campus site are located in a "case I" lahar area; an exemption from the city's emergency management director will be needed for the campus consistent with PMC 21.06.1260:

> *21.06.1260 Performance standards – 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.*
>
> *(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.*

- **Landslide and/or erosion hazard areas:**
  - A report from a professional engineer or geologist, licensed in the state of Washington, meeting all of the requirements of PMC 21.06 Article XII must be submitted for any site with any portion of land with slopes 15% or steeper.
  - All areas with slopes 40% or steeper and with a vertical relief of 10 or more feet are designated as landslide hazard critical areas by ordinance.
  - All areas with slopes 15% or steeper with soils mapped by the U.S. Department of Agriculture's Natural Resources Conservation Service, or identified by a special study, as having a "moderate to severe," "severe," or "very severe" erosion potential are designated erosion hazard critical areas by ordinance.
  - ***All other sloped areas over 15% up to 39.9%*** must be studied by a professional engineer or geologist, licensed in the state of Washington, to determine if they meet the requirements of PMC 21.06.1210 (3) for designation as a geologic landslide hazard or erosion hazard critical area.
  - Land that is located wholly within an erosion or landslide hazard area or its buffer may not be subdivided. Land that is located partially within an erosion or landslide hazard area or its buffer may be divided; provided, that each resulting lot has sufficient buildable area outside of, and will not affect, the erosion or landslide hazard or its buffer;
  - Access roads and utilities may be permitted within the erosion or landslide hazard area and associated buffers if the director determines based on an approved critical area report that the road will not increase the risk to adjacent sites and that no other feasible alternative exists.
  - Septic systems are prohibited in landslide hazard areas or buffers PMC 21.06.1230 (10)
- **Seismic hazard areas:**
  - The site may or may not be within a seismic hazard area, which is dependent upon site soil conditions. Please consult the building department and your geotechnical engineer for more information.
- **Contaminated site (info from GIS layer):**
  - **Contaminated Sites: Totem Electricity of Tacoma**
  - **Site Name**: Totem Electricity of Tacoma

    Alternate Site Name: TOTEM ELECTRIC OF TACOMA INC,TOTEM ELECTRIC OF TACOMA INC UST 2748

    Status: No Further Action

    Cleanup Site ID: 8304

    Facility Site ID: 22225453

    Address: 828 13TH SE, PUYALLUP, 98372

ARCHITECTURAL DESIGN REVIEW ANALYSIS

- The project is subject to architectural design review. Architectural design review in the MED zone is subject to PMC 20.26.300; the Master Plan would be anticipated to establish site specific design standards (as required element of a Master Plan in PMC 20.88.020 (1)(c)(x) and 20.88.030 (1)(b)). If undefined, PMC 20.26.300 will apply.

OFF-STREET PARKING ANALYSIS

- The project is subject to PMC 20.55 – off street parking. Customized parking ratios may be established through the Master Plan process (as required element of a Master Plan in PMC 20.88.020 (1)(C)(viii) and 20.88.030 (1)(f)).

- 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 project is subject to PMC 20.58 – Landscaping. Landscaping yards (dimensions, locations, etc) and other requirements may be established through the Master Plan process (as required element of a Master Plan in PMC 20.88.020 (1)(C)(vi) and 20.88.030 (1)(c) and (d)).
- 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.

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.

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

- Separate building permits are required; building codes are periodically updated by the State and the City.

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

- Separate permits are required for construction.
  Please demonstrate compliance with fire apparatus access, fire service utilities, and applicable codes.

Engineering Review - Mark Higginson ; (253) 841-5559 ; MHigginson@PuyallupWA.gov

- GENERAL:
  - The applicant shall acknowledge the following conditions prior to approval of the Master Plan.
  - The comments provided below are intended to assist the applicant with incorporating City requirements into the project design documents, but should not be considered an exhaustive list of all necessary provisions from the PMC, design standards, or the adopted stormwater manual.
  - Comments regarding design and construction of new utilities and road improvements are provided for the applicant's information and use. Unless specifically noted, construction of these infrastructure improvements is not a condition of Master Plan approval. However, infrastructure improvements must be approved and permitted prior to issuance of the first building permit associated with the project. [RCW 58.17.120 and 19.07.080]
  - Engineered plans must follow the latest regulations and standards set forth in the Puyallup Municipal

Code (PMC), the City Standards for Public Works Engineering and Construction (design standards), and the current City adopted stormwater manual at the time of civil permit application [PMC 21.10.040].

- The applicant shall construct, and/or replace substandard, curbs, gutters, sidewalks, storm drainage, half-street paving, and street lights in accordance with the Puyallup Municipal Code (PMC) and City's standards along all street frontage adjoining a particular project of the Master Plan. Dedication of right-of-way may be required to provide for adequate roadway section. [PMC 11.08.030]
- If ROW dedication is required to provide road connectivity and construction to nearby parcels in accordance with the City's comprehensive plan and/or the GSCH Master Plan, and unless otherwise approved by the City Engineer, then it shall be the applicant's responsibility to extend all necessary public utilities concurrently with any associated public road construction required of the project. The applicant may request a Latecomer Agreement for public utility extensions in accordance with PMC 14.20.030. [PMC 11.08.030]
- Based on the City's Sanitary Sewer Comprehensive Plan, approximately 1,400lf of undersized sewer main requires replacement between South Meridian and 5th St SW (Puyallup CIP 19A). The City anticipates constructing the improvement in 2024 subject to available funding. Prior to any future building permit issuance, the applicant may either: 1) wait for the City to construct the improvement; 2) construct the improvement in conjunction with a future project of the Master Plan; or 3) with the City Engineer's permission, hire the City's 3rd party consultant to determine if there is available capacity in the undersized sewer main that would support a portion of the Master Plan's proposed projects.
- The applicant is responsible for submitting a preliminary stormwater management site plan which meets the design requirements provided by PMC Section 21.10 and the Ecology Manual. The preliminary stormwater site plan (PSSP) shall be submitted with the Master Plan application to ensure that adequate stormwater facilities are anticipated prior to development of the property. The preliminary stormwater site plan shall reasonably estimate the quantity of stormwater runoff, the size and location of proposed stormwater flow control facilities, and the application of On-site Stormwater Management BMPs for the proposed projects of the Master Plan.

NOTE: Areas of disturbance within the public ROW must be included in the project area as part of the stormwater thresholds and calculations.

- Public right-of-way runoff shall be detained and treated independently from proposed private stormwater facilities. This shall be accomplished by enlarging the private facilities to account for bypass of public-generated runoff; providing separate publicly maintained storm facilities within a tract or dedicated right-of-way; or, other methods as approved by the City Engineer. [PMC 21.10.190(3)]

- The following engineering-related items shall be specifically addressed at the time of site development of the individual construction projects of the Master Plan:
- WATER:
  - Refer to City Standards, Section 300 for Water System Requirements. [PMC 14.02.120]
  - A new water main 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 beyond the last fire hydrant if the proposed main is a dead-end line with no possibility of being extended in the future.) [PMC 14.02.190, 14.20.010 & CS 301.1(1)]
  - The domestic service line and fire system service line shall have separate, independent connections to the supply main. [PMC 14.02 & CS 302.3(4)]
  - Public water mains shall be located generally 10 or 12-feet west or south of roadway centerlines per city standard drawings. Any portion of a public mainline extension located outside City right-of-way must be centered in a minimum 40-foot wide easement granted to the City for maintenance purposes. The easement shall be clearly indicated on the construction drawings. [PMC 14.02.120(f) & CS 301.1(11)]
  - A 2-inch blow-off assembly is required on dead-end water mains except where fire hydrants are installed at the dead-end. [PMC 14.02.120(f) & CS 301.1(7)]

- The applicant shall be responsible for the operation and maintenance of the proposed water system located on private property.
- Any existing services that are to be abandoned at this site shall be disconnected at the main, the corp. stop removed, and the service plugged to city standards. [PMC 14.02.120(f)]
- The minimum distance between water lines and sewer lines shall be 10-feet horizontally and 18-inches vertically. If this criterion cannot be met, the applicant shall isolate the sewer and water lines by encasement, shielding, or other approved methods. [PMC 14.02.120(f) & CS 301.1(8)]
- The applicant shall be responsible to provide and install the water meters required to service the site. Domestic service water meters shall be located within the public ROW, or in the case of a private road adjacent to the road section, in accordance with City Standards. [PMC 14.02.120(f) & CS 301.3]
- Water pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines.
- The applicant is required to provide backflow protection on the domestic line(s) in accordance with City Standards. The minimum level of protection would be a double check valve assembly (DCVA). However, the City requires a reduced pressure backflow assembly (RPBA) for any use considered to be a high-hazard as outlined in WAC 246-290-490 Table 9. Depending on the end-user of the individual buildings associated with the Master Plan, the applicant may want to install an RPBA at the time of construction, in lieu of a DCVA, to avoid the potential expense of upgrading the backflow device in the future. [PMC 14.02.220(3) & CS 302.2]
- If an irrigation system is also proposed, a DCVA is required on that line as well.
- Domestic water backflow devices shall be located outside the building(s), immediately downstream of the water meter. [PMC 14.02.220(3) & CS 302.2]
- Available fire flow for the project site must be determined by hydraulic modeling conducted by the City's consultant. The cost of this analysis is $600 and shall be paid by the applicant.
- Fire hydrants and other appurtenances such as DDCVA and PIV shall be placed as directed by the Puyallup Fire Code Official. Fire hydrants shall be placed so that there is a minimum of 50-feet of separation from hydrants to any building walls. [PMC 16.08.080 & CS 301.2, 302.3]
- Maximum hydrant run is 20-feet. Hydrant runs that exceed this distance shall be served by a mainline with the hydrant feed line set at right angles to the supply 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. [CS 302.3, CS 303]
- The Fire Department Connection (FDC) shall be located no closer than 10-feet and no further than 15-feet from a fire hydrant. (NOTE: If the project is utilizing a fire booster pump, the FDC must connect to the sprinkler system on the discharge side of the pump in accordance with NFPA regulations.) A post indicator valve (PIV) shall be provided for the fire sprinkler system in advance of the DDCVA. [CS 302.3]
- Utility extensions shall be approved and permitted prior to any building permit issuance. [PMC 14.02.130]
- Prior to completion of any future watermain extension, the engineer-of-record shall complete the State Department of Health's "Construction Completion Report for Distribution Main Projects", seal, and provide a copy to the City. [WAC 246-290-120]
- For any buildings directly housing patients, e.g. Patient Care Tower, a sanitary sewer system development charge (SDC) will be assessed based on the number of beds associated with the facility. Current SDC's as of this writing is $4,260 for every six beds.
- Other commercial building facilities will be assessed a water system development charge (SDC) based on the number of plumbing fixture units as defined in the Uniform Plumbing Code. Current SDC's as of this writing are $4,260.00 for the first 15 fixture units and an additional charge of $285.42 for each fixture unit in excess of the base 15 plumbing fixture units. [PMC 14.02.040]

- Water connection fees and systems development charges are due at the time of building permit issuance and do not vest until time of permit issuance. [PMC 14.02.040, 14.10.030]
- To obtain credit towards System Development Fees for any existing fixture units, 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]

- SANITARY SEWER:
  - Refer to City Standards, Section 400 for Sewer System Requirements. [PMC 17.42]
  - Sanitary sewer mains shall be 8-inch minimum and located 5-feet east or north of roadway centerlines. In accordance with PMC 14.20.020, sewer main extensions shall be carried across the full width of the property being served except in those cases where, in the opinion of the city engineer, the utility involved can never, under any circumstances, be extended beyond the property being served. [PMC 14.20 and PMC 17.42]
  - Any portion of a City maintained sewer extension located outside City right-of-way must be centered in a 40-foot wide easement granted to the City for maintenance purposes. The easement shall be clearly indicated on the construction drawings. [PMC 17.42 & CS 401(14)]
  - A separate and independent side sewer will be required from the public main to the project site. Side sewers shall be 6-inch minimum diameter with a 0.02 foot per foot slope. Side sewers shall have a cleanout at the property line, at the building, and every 100 feet between the two points. [PMC 14.08.110 & CS 401(6)]
  - If the proposed side sewer is greater than 6-inches, a sanitary sewer manhole shall be provided at the property line.
  - Prior to reuse of any existing side sewer, the City Collections Division must conduct a visual inspection of the side sewer to determine whether it can be used again. Existing laterals must meet current standards to be used again. The applicant shall be responsible to expose the line as necessary for the City inspection. The City reserves the right to request video inspection of the side sewer to assist in its determination.
  - Sewer main pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines.
  - Grease Interceptors are required for all commercial facilities involved in food preparation. If food preparation facilities are proposed now, or in the future, 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]
  - The construction of a trash enclosure will require the enclosure pad to be elevated to prevent stormwater run-on. If a sewer area drain is proposed for any trash enclosure, then the entire enclosure shall be covered to prevent stormwater run-on and inflow into the sewer system.
  - Drainage for any underground parking shall be connected to the sanitary sewer system through an oil-water separator. [PMC 14.06.031 & CS 402.2]
  - All private oil-water facilities shall be maintained in accordance with Puyallup Municipal Code 14.06.031. Under this Title, records and certification of maintenance shall be made readily available to the City for review and inspection, and must be maintained for a minimum of three years. If the owner fails to properly maintain the facility, the City, after giving the owner notice, may perform necessary maintenance at the owner's expense. [PMC 14.06.031 & CS 402.2]
  - 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]

- Utility extensions shall be approved and permitted prior to any building permit issuance. [PMC 14.02.130]
- For any buildings directly housing patients, e.g. Patient Care Tower, a sanitary sewer system development charge (SDC) will be assessed based on the number of beds associated with the facility. Current SDC's as of this writing is $5,890 for every six beds.
- Other commercial building facilities will be assessed a sanitary sewer system development charge (SDC) based on the number of plumbing fixture units as defined in the Uniform Plumbing Code. Current SDC's as of this writing are $5,890.00 for the first 15 plumbing fixture units and an additional charge of $394.63 for each fixture unit in excess of the base 15 plumbing fixture units. [PMC 14.10.010, 14.10.030]
- 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. [PMC 14.10.010, 14.10.030]
- To obtain credit towards System Development Fees for any existing fixture units, 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 14.10.010]

- STORMWATER/ EROSION CONTROL:
  - Stormwater design shall be in accordance with PMC Chapter 21.10 and the current stormwater management manual as adopted by the City Council at the time of project application. The City is currently using the 2019 Department of Ecology (Ecology) Stormwater Management Manual for Western Washington (aka "Ecology Manual").
  - Refer to City Standards, Section 200 for Stormwater System Requirements. [PMC 17.42]
  - The applicant shall complete the stormwater flowchart, Figure 3.1, contained in Ecology's Phase II Municipal Stormwater Permit, Appendix I. The completed flowchart shall be submitted with the preliminary stormwater site plan and highlight the Minimum Requirements (MR) triggered by the project thresholds. The link below may be used to obtain the flowchart:
    Western Washington PH II Stormwater Permit

  - At the time of civil permit application for an individual project, the applicant is responsible for submitting a permanent storm water management plan which meets the design requirements provided by PMC Section 21.10. [PMC 21.10.190, 21.10.060]
  - When using WWHM for analysis, provide the following WWHM project files with the civil permit application:
    - Binary project file (WHM file extension)
    - ASCII project file (WH2 file extension)
    - WDM file (WDM file extension)
    - WWHM report text (Word file)
  - The written technical report shall clearly delineate any offsite basins tributary to the project site and include the following information: [PMC 21.10.060]
    - the quantity of the offsite runoff;
    - the location(s) where the offsite runoff enters the project site;
    - how the offsite runoff will be routed through the project site.
    - the location of proposed retention/detention facilities
    - and, the location of proposed treatment facilities
  - Each section of the TIR/SSP shall be individually indexed and tabbed with each permit application and every re-submittal prior to review by the City. [PMC 21.10.060]
  - Development and redevelopment projects are required to employ, wherever feasible, Low Impact Development (LID) Best Management Practices (BMPs) to meet the design criteria set forth in

PMC 21.10.190, the Ecology Manual Volume I, Minimum Requirement 5; Volume III, Chapter 3; and Volume V, Chapter 5.

- If infiltration facilities/BMPs are anticipated, the number of infiltration tests shall be based on the area contributing to the proposed facility/BMP, e.g., one test for every 5,000 sq. ft of permeable pavement, or one test for each bioretention cell.
- Preliminary feasibility/infeasibility testing for infiltration facilities/BMPs 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 (MR1-9), during the wet weather months (December 21 through April 1).
- Hydraulic conductivity testing:

i. If the development meets the threshold to require implementation of Minimum Requirement #7 (flow control); or, if the site soils are consolidated; or, if the property is encumbered by a critical area, then Small Scale Pilot Infiltration Testing (PIT) during the wet weather months (December 21 through April 1) is required.

ii. If the development does not meet the threshold to require implementation of Minimum Requirement #7; or, 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.

- Upon submission of the geotechnical infiltration testing, appropriate long-term correction factors shall be noted for any areas utilizing infiltration into the underlying native soils in accordance with the Ecology Manual, Volume III, Chapter 3. Provide the long-term infiltration rate calculation in the stormwater report.
- The proposed project is part of a larger, common plan of development, and may include the use of existing stormwater facilities. The Technical Information Report (TIR) or Stormwater Site Plan (SSP), shall provide supporting documentation and engineering calculations which substantiate any affect the proposed project may have on the original design assumptions of the existing stormwater facilities. [PMC 21.10.060]
- For offsite basin inflow: At time of civil application, document compliance with 2019 Ecology Manual, Vol III, Sec III-2.4 (2014 Manual, Vol. III, Appendix III-B, Section 6) for the Offsite Basin inflow.
- Overflow facilities shall be provided for any proposed detention/retention (R/D) facilities in accordance with the City Standards. This includes a downstream analysis a minimum of ¼ mile downstream from the site.
- Any above-ground stormwater facility shall be screened from public right-of-way and adjacent property per the underlying zoning perimeter buffer requirements in the PMC.
- 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]
- If the proposed project discharges to an adjacent wetland, the applicant shall provide a hydrologic analysis which ensures the wetland's hydrologic conditions, hydrophytic vegetation, and substrate characteristics are maintained. See Ecology Manual Volume I, Minimum Requirement 8.
- Water quality treatment of stormwater shall be in accordance with the Ecology Manual, Volume 1, Minimum Requirement 6; and Volume 5, Runoff Treatment.
- If the use of an above-ground combined treatment-storage facility is proposed for flow control and water quality treatment, the geometric characteristics of the facility design shall be in accordance with the Ecology Manual, and the following criteria:

- A licensed professional geotechnical engineer shall determine the maximum seasonal high groundwater elevation at the location of the combined facility.
- The applicant shall clearly indicate the static water surface elevation for the top of the wetpool/bottom of the storage volume.
- The maximum seasonal high groundwater elevation shall be below the static water surface elevation of the wetpool.

• If the applicant proposes to use bioretention cells for water quality treatment, the following notes shall be added to the civil design plans:

- "At the completion of the bioretention cells construction, the engineer-of-record shall provide a written statement to the City of Puyallup that the bioretention cells were built per the approved design."
- "The bioretention soil media (BSM) supplier shall certify in writing that the bioretention soil media meets the guidelines for Ecology-approved BSM including mineral aggregate gradation, compost guidelines, and mix standards as specified in the 2012 Low Impact Development Technical Guidance Manual for Puget Sound. And, if so verified, no laboratory infiltration testing, cation exchange, or organic content testing is required."

• Overflow facilities shall be provided at the low points of any proposed permeable pavement areas to allow safe discharge to the downstream public storm system.

• Trench dams shall be provided at the property line for utilities located below infiltrative facilities including, but not limited to, permeable pavements and bioretention facilities. Reference City Standard Detail 06.01.10.

• Construction of frontage improvements associated with this project will require installation/extension of the stormwater main to accommodate road runoff. Any new stormwater main shall be adequately sized to accommodate any upstream basins tributary to main.

• At the time of civil permit application, all pipe reaches shall be summarized in a Conveyance Table containing the following minimum information and included in the TIR:

Pipe Reach Name Design Flow (cfs)
Structure Tributary Area Pipe-Full Flow (cfs)
Pipe Diameter (in) Water Depth at Design Flow (in)
Pipe Length (ft) Critical Depth (in)
Pipe Slope (%) Velocity at Design Flow (fps)
Manning's Coefficient (n) Velocity at Pipe-Full Flow (fps)
Percent full at Design Flow (%)
HGL for each Pipe Reach (elev)

• All storm drains shall be signed as follows:

a) Publicly maintained stormwater catch basins shall be signed using glue-down markers supplied by the City and installed by the project proponent.

b) Privately maintained stormwater catch basins shall be signed with pre-cut 90ml torch down heavy-duty, intersection-grade preformed thermoplastic pavement marking material. It shall read either "Only Rain Down the Drain" or "No Dumping, Drains to Stream". Alternatively, the glue-down markers may be purchased from the City for a nominal fee.

• All private storm drainage facilities shall be covered by a maintenance agreement provided by the City and recorded with Pierce County. Under this agreement, if the owner fails to properly maintain the facilities, the City, after giving the owner notice, may perform necessary maintenance at the owner's expense.

• Erosion control measures for this site will be critical. A comprehensive erosion control plan will be required as part of any civil permit application.

• 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 $3,560.00 per ESU.

- Stormwater Systems Development fees are due at the time of site development permit or in the case where no site development permit is required, at the time of building permit issuance for the individual lot(s); and the fees do not vest until the time of site development permit issuance, or at the time of building permit issuance in the case where a site development permit is not required.
- 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:
Construction Stormwater General Permit

- STREET:
  - Existing public utilities that are in conflict with proposed frontage improvements shall be relocated as necessary to meet all applicable City, State, and Federal requirements.
  - Existing private utilities (gas, telcom, cable, etc…) that are in conflict with City maintained right-of-way and utilities shall be relocated outside of the travelled road section, i.e., behind the curb under the sidewalk area.
  - Upon civil permit application, the following items shall be provided:
  - Road plans shall include a plan and profile view of the roadway indicating both the centerline and flow line elevations. [PMC 17.42 & CS 2.2]
  - A separate street lighting and channelization plan shall be provided in accordance with City Standards.
  - Commercial and Multi-family projects 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.
  - Root barriers in accordance with City Standard Detail 01.02.03 shall be installed for all street trees within ten (10) feet of the public ROW.
  - Wheel chair ramps, accessible routes, etc. shall be constructed in accordance with City Standards and current ADA regulations. If there is a conflict between the City Standards and ADA regulations, the ADA regulations shall take precedence over the City's requirements. [PMC 17.42]
  - Any surface area proposed for parking, drive aisle, or outdoor storage shall be paved with asphalt or concrete. [PMC 20.30.045(3), 20.35.035(3), 20.44.045(2)]
  - Any curb, gutter, sidewalk, or other existing improvements which currently do not meet City Standards, or are damaged during construction, shall be replaced. [PMC 11.08.020]
  - In accordance with City regulations, any surface area proposed for parking, drive aisle, or outdoor storage shall be paved with asphalt or concrete. [PMC 20.30.045(3), 20.35.035(3), 20.44.045(2)]
  - Upon review of the required, submitted traffic report, additional off-site improvements may be required as directed by the Traffic Engineering Department. [PMC 17.42]

- GRADING:
  - A Grading Plan conforming to all requirements of PMC Section 21.14.120 will be required prior to infrastructure construction. The Plan shall be prepared by a Civil Engineer licensed in the State of Washington. [PMC 21.14.070]
  - A geotechnical report conforming to all requirements PMC Sections 21.14.150 and 21.14.160 will be required for the individual projects of the Master Plan. The Report shall be prepared by a Civil Engineer or Engineering Geologist licensed in the State of Washington. Prior to final acceptance of this

project, the author of the Report shall provide certification to the City the project was constructed in accordance with the recommendations contained in the report.

- Cross sections will be required at various points along property lines in accordance with City Standards Section 502 and 503 to ensure no impact from storm water damming or runoff. [PMC 17.42 & CS 502.1]
- At the time of civil permit application, the following notes shall be added to the first sheet of the TESCP:

-"At any time during construction it is determined by the City that mud and debris are being tracked onto public streets with insufficient cleanup, all work shall cease on the project until this condition is corrected. The contractor and/or the owner shall immediately take all steps necessary to prevent future tracking of mud and debris into the public ROW, which may include the installation of a wheel wash facility on-site."

-"Contractor shall designate a Washington Department of Ecology certified erosion and sediment control leadperson, and shall comply with the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project."

-"Sediment-laden runoff shall not be allowed to discharge beyond the construction limits in accordance with the Project's NPDES General Stormwater Permit."

-"The permanent infiltration system (if used) shall not be utilized for TESC runoff. Connect infiltration trench to the upstream stormwater conveyance only after construction is complete and site is stabilized and paved."

- RCW 19.122 requires all owners of underground facilities to notify pipeline companies of scheduled excavations through the one-number locator service if proposed excavation is within 100 feet. Notification must occur in a window of not less than 2 business days but not more than 10 business days before beginning the excavation. If a transmission pipeline company is notified that excavation work will occur near a pipeline, a representative of the company must consult with the excavator on-site prior to excavation.

- MISC:
  - All proposed improvements shall be designed and constructed to current City Standards. [PMC 14.08.040, 14.08.120, 17.42]
  - Civil engineering drawings 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 drawings will be required for this project prior to issuance of the first building permit. Included within the civil design package shall be a utility plan overlaid with the proposed landscaping design to ensure that potential conflicts between the two designs have been addressed.
  - At the time of civil application, submit electronic files in PDF format, through the City's Permit Portal. Contact the Permit staff via email at PermitCenter@ci.puyallup.wa.us for the initial project submittal.

  - As of this writing, civil engineering plan review fee is $470.00 (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]
  - Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this project.
  - Engineering plans submitted for review and approval shall comply with City Standards Section 1.0 and Section 2.0, particularly:
  - Engineering plans submitted for review and approval shall be based on 24 x 36-inch sheets.
  - 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 City Engineering, Development Engineering.

• Prior to Acceptance/Occupancy, Record Drawings shall be provided for review and approval by the City. The fee for this review is $200.00. Record Drawings shall be provided as follows:

- In accordance with City Standards Manual Section 2.3.
- Electronic version of the record drawings in the following formats:

1. AutoCAD Map 2007 or newer in State Plane South Projection
2. PDF

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

- Traffic scoping worksheet will be required. 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.

  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 Access and Impact Study (TAIS).

  TIA will need to evaluate access improvements to accommodate proposed project.
  -City has capacity concerns at 15th Ave SE/S Meridian
  -At some intersections, City will likely require AM & PM peak analysis.
  -Feasibility of future ROW connections.
  -Analysis method will need to account for unserved demand at congested intersections
  -Likely will require coordination with WSDOT

  Traffic Safety Analysis will likely be required at key locations
  -Crash severity and types
  -Intersection vehicle crash rates
  -Potential countermeasure assessment
  -Evaluation the need for any guardrail/barricade

  Master plan will need to look ADA improvements throughout the area.
  -Need to evaluate overall compliance for striping/signage/crosswalks/ramps/streetlighting etc
  -Look at locations for improved pedestrian mobility
  -Transit connectivity on Meridian – possible Sidewalk improvements on 15th Ave SE
  -Will really need to look at improvements to 13th Ave SE
  - Need to consolidate marked crosswalk locations (too close together)
  - Sidewalks along both sides of 13th Ave SE
  - Sight distance concerns for crosswalks & driveways

  The City has adopted a City-Wide Traffic Impact Fee of $4,500 per PM peak hour trip and shall be paid prior to building permit issuance.

  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. The extent of paving would be determined based on current condition. 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:

15th Ave SE, 13th Ave SE, 3rd St SE, 7th St SE are all designated as a Major Collectors. City standards (Section 101.10.1) require minimum spacing of 150 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.

Access restrictions may be necessary if City Standards are not met.

During preliminary site plan review a sight distance analysis may be required ensure drive locations meet City standards.

AutoTurn analysis for the largest anticipated design 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.

City standard commercial driveway shall be required along frontage. Minimum commercial driveway width is 30ft with 35ft radius.