



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

December 27, 2022

Sierra Baker
72nd Ave S
Kent, WA 98032

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	2
PERMIT #	P-20-0015
PROJECT NAME	BEST PARKING LOT CLEANING SITE IMPROVEMENTS
PERMIT TYPE	SEPA Standalone
PROJECT DESCRIPTION	SEPA ~ 2200CY CUT/FILL ~ BEST PARKING LOT REDEVELOPMENT **PLANNING NOTES ASSOCIATED WITH CIVIL NOTES (NO DRT LETTER SENT** LETTER SENT 2020
SITE ADDRESS	2412 INTER AVE, PUYALLUP, WA 98372;
PARCEL #	2105200320; 2105200340; 2105200350; 2105200361;
ASSOCIATED LAND USE PERMIT(S)	E-20-0067
APPLICATION DATE	February 18, 2020
APPLICATION COMPLETE DATE	February 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>
------------	--

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 - Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

- Report from city Water Division (Public Works) submitted to DPS shows non-conforming taps to on site hydrants that must be decommissioned prior to approval of permits for the site. Planning Division is placing the permit on hold until resolution is reached. March 15 map and report attached here. No further comments on landscape plan. Revised Agreement as of 12/27/2022: The applicant shall cease use of the hydrant in the Right-of-Way.
- Revise SEPA Checklist to address the following sections:
10. What health department permit is required for the operations at this site? Is it current? Is a Industrial Stormwater Permit required for the operations at this site? Are there any other operational or site construction permits that are required for this proposal?
11. Project Description; project description does not appear to include description of operations of the site including what types of materials/vehicles that will be stored, it does not identify vehicle fueling, vector truck washing, vector truck water filling, vehicle maintenance or other essential operations that will be conducted on the site. Please describe all major use types that will be conducted on the site, including in the existing buildings. Describe where they will be conducted, inside a building or outside, in the decant facility, where? What services do the vector trucks provide? Do they provide septic system emptying services? How is the decant facility being emptied?
3.c Water runoff; List and provide additional description of what waste materials are anticipated to be generated during construction and site operations.
3.d Address how fuel, vector truck debris, oil, and any other potential contaminants will be dealt with. Specifically identify how each contaminant will be dealt with on the site, both in site design and operations, to avoid contamination of stormwater.
5.b Revise as follows: Storm system in road drains directly into deer creek, a known fish bearing stream which is habitat for endangered salmon species. Revise any other questions in this section to address how your proposal will avoid impacts to listed endangered fish species.
8.a Describe in more detail what kinds of equipment and vehicles are currently stored at the site and for what purpose. Also revise to address that this site is supposed to serve as a vector truck storage for the vector truck storage business accross the street (include address), in addition to a filling station, a fueling station, a decant dumping station, and a vehicle washing station for same. Describe in detail any other proposed uses for this site.
- Public Works Department has submitted sample test results from a public storm water catch basin adjacent to your site to DPS. The test results from 10/14/2022 revealed high levels of fecal and E coli as well as high temperatures and low dissolved oxygen (See lab results and source tracing map in documents and images section for more information). A visible sheen was also witnessed by City staff members on your site. Further source tracing has lead to a strong indication that your site is the source of these recent spikes in storm water contamination with fecal matter. Please revise your SEPA checklist to address how your site will ensure long term compliance with all City stormwater regulations. See above notes for specific items that must be addressed upon resubmittal. Additional mitigation measures may be necessary in order to fully mitigate potential environmental impacts of the operations at this site.

CONDITIONS

Development & Permitting Services - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- SEPA Condition: DRAINAGE FACILITIES. The proposed storm water management system shall conform to the general design criteria set forth below and specific development standards referenced in PMC 19.12.020 and in the current version of the Stormwater Management Manual for Western Washington as most recently adopted by the city for city use:
 - (a) No commercial development shall be approved which does not make adequate provision for storm or flood water runoff, and for low impact development principles;
 - (b) All storm water systems shall be separate and independent from sanitary sewer systems;
 - (c) Storm water systems may consist of a combination of low impact development, natural drainage systems, curb and gutters, underground piping, water quality treatment facilities, and detention/retention facilities. Preference is given to low impact development, retention and use of natural drainage systems whenever possible;
 - (d) Storm water systems shall be designed to maintain historical flows necessary for the preservation of wetlands, ponds, streams, or other critical areas. Separate infrastructure may be approved for use in collecting and discharging roof runoff and spring/seep water to critical areas to assist in maintaining historical flows. In no instance shall road or yard runoff be permitted to be discharged to critical areas without appropriate pretreatment. Storm water systems shall be sited and designed to avoid potential adverse impacts to steep slopes, aquifer recharge areas, wetlands, or other identified critical areas;
 - (e) Adequate biofiltration facilities shall be provided to reduce siltation and water quality impacts;
 - (f) All public storm water facilities shall be located either in a public road right-of-way, or in a separate dedicated tract of appropriate width and improved to the standards set forth in the most recent city engineering standards and specifications manual;
 - (g) Low impact development, retention, and use of natural drainage systems is required wherever feasible. Drainage ways shall be established and delineated by easement of adequate width which conforms substantially to the lines of the watercourse, and shall be maintained in an open vegetated channel.

Development & Permitting Services - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- SEPA Condition: DOMESTIC WATER:
No water services shall be installed within 10 feet of backflow prevention device or water lines.
Filling trucks from the public hydrant will no longer be allowed.

Development & Permitting Services - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- SEPA Condition: Filling trucks from the public hydrant will no longer be allowed.

Planning Division - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- Public Noticing: Sign Posted On Site must be provided.

Planning Division - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- Public Noticing: Signed Affidavit must be provided.

Sincerely,

Rachael N. Brown

Associate Planner

(253) 770-3363

RNBrown@PuyallupWA.gov