



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

December 27, 2022

CES NW Inc.

29th St. NE, suite D

Puyallup, WA 98372

| DEVELOPMENT REVIEW TEAM (DRT) LETTER | |
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| DRT # | 2 |
| PERMIT # | PLSSP20220062 |
| PROJECT NAME | SEPA for E-21-0071 Olson Brothers/ProVac |
| PERMIT TYPE | SEPA Standalone |
| PROJECT DESCRIPTION | The proposal is for the construction and remodel of office and storage facilities, paving existing gravel to provide parking, and landscaping on an existing 1.63-acre developed commercial property. Installing 52 parking stalls. |
| SITE ADDRESS | 2511 INTER AVE, PUYALLUP, WA 98372; |
| PARCEL # | 2105200180; 2105200191; 2105200191; 2105200192; |
| ASSOCIATED LAND USE PERMIT(S) | P-20-0050 P-20-0137 B-21-0029 E-21-0071 B-21-0263 |
| APPLICATION DATE | April 18, 2022 |
| APPLICATION COMPLETE DATE | April 27, 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 |

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

- Report from city Water Division (Public Works) submitted to DPS shows non-conforming hydrant water taps to on the offsite storage lot for the Pro-Vac Company (site located at 2412 Inter Ave SEPA permit # P-20-0015). Agreement as of 12/27/2022: The applicant shall cease use of the hydrant in the Right-of-Way on Inter Ave. Use of the on site hydrants on the site under review per this SEPA checklist (APN 2105200191, 2105200180, and 2105200192) is allowed to continue under the condition that this SEPA Environmental Review and associated civil permit # E-21-0071 do not expire due to applicant in-activity and are eventually approved after City review. Permanent metered, reviewed 3-inch filling stations will be required as a condition of this SEPA review and associated Civil Permit.
- Revise SEPA Checklist to address the following:

Applicant: The applicant is not listed as "Pro-Vac" it is listed as the property owner BPLC Properties LLC. Who is the applicant for

5. What health department permit is required for the operations at this site? Is it current? Is an 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?

6. 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 a decant facility, where? What services do the vector trucks provide? Do they provide septic system emptying services?

3.c Water runoff; List and provide additional description of what waste materials are anticipated to be generated during construction and site operations. Where will vector trucks be washed? If offsite facility is identified, does this facility have a health department permit that meets all requirements to prevent contaminated water from escaping into stormwater or groundwater. Where will the vehicles be maintained?

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 or via offsite disposal, both in site design and operations, to avoid contamination of stormwater and groundwater.

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. Describe in detail any other proposed uses for this site not already listed for which environmental impacts may be anticipated.

- 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 led 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, including requirements that no fecal matter enter the storm system. 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

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

- SEPA Condition: Remove western driveway approach and ADA parking stall adjacent to Inter Ave. Replace with City standard curb/gutter/sidewalk. Extend 20ft landscape area to the western property line.

Sincerely,
Rachael N. Brown
Associate Planner
(253) 770-3363
RNBrown@PuyallupWA.gov