City of Puyallup

Development Services Center

333 S Meridian, Puyallup, WA 98371
(253) 864-4165 Fax (253) 840-6678
www.cityofpuyallup.org

DATE: **October 25, 2021**

TO: **Michael Chen & Project File**

FROM: **Nabila Comstock - Planning Technician**

PROJECT: **P-21-0117**

SITE ADDRESS: **240 15TH ST SE**

PROJECT DESCRIPTION (as provided by applicant): Construct an approximately 131,250 SF warehouse with parking and truck loading bay.

Thank you for meeting with the city's Development Services staff to discuss your proposed project.
For your use here is a memo to the file for this project, which highlights the issues discussed at our meeting. Please note that this 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. If you have any questions or concerns regarding these notes, please do not hesitate to contact the appropriate staff member or me directly at (253) 770-3361.

We look forward to working with you on the completion of this project.

PLANNING – Chris Beale, 253-841-5418 cbeale@puyallupwa.gov

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

GENERAL SITE PLAN COMMENTS SUMMARY

- Prelim site plan, SEPA and industrial design review is required.
- What is the proposed use of the facility? We will need to understand the proposed scoping worksheet land uses for warehouse projects with undefined end users.
- Industrial design review applies to the new project; a 15' landscape buffer along the base of all blank walls not containing loading doors is required. Further info on design review is

provided below. Perimeter landscape screening and walls/screening fencing is required adjacent from loading doors.

- The maximum building height shall be equal to the proposed building setback within the first 35 feet of setback from an adjoining public street. The maximum building height may be increased by one and one-half feet for each additional one foot of setback in excess of 35 feet up to the maximum permitted building height set forth in Table PMC 20.35.020.
- Parking spaces shall not have more than 8 stalls consecutive without a landscape island (12-15' wide dependent upon location – see type IV landscaping standards).
- The trailer storage can forgo the every-8-stalls parking lot landscaping requirement if:
    - 12' of perimeter landscape is proposed
    - The landscape area is bermed and 8' fence or wall is provided
    - The site meets the 10% interior parking lot landscaping as an aggregate. Interior landscape cannot include perimeter landscaping.
- A neighborhood vicinity meeting is required; the applicant must notify and host this meeting to describe the project to the community. This may occur over a virtual platform, city staff has a packet of materials to use to notify and conduct the meeting.

LAND USE PERMIT REQUIREMENTS

The following land use permits are required for your proposal:

- Preliminary site plan,
- SEPA environmental checklist
- Industrial design guidelines review applications (See below for more information regarding architectural design review)
- Preapplication vicinity meeting required for proposals of a new multiple-family project that containing 20 or more dwelling units or for commercial and/or any nonresidential projects on sites that are within 300 feet of residential development and which either: (a) are greater than 10,000 square feet in floor area; (b) include more than 20,000 square feet of impervious coverage; or (c) involve outdoor sales, fueling, services or repair. 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:
    - Complete application form, with required # of copies 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" copy of the site plan
    - Proposed building elevations, along with any applicable design review application.
    - 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 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.

PERMIT TIMING

- Preliminary Site Plan with SEPA Review: 1st review is completed approximately 45 days from complete application. All subsequent reviews are approximately 30 days. The timing of final approval depends on the number of revisions requested.
- Administrative design review occurs in conjunction with the land use and SEPA review. Conditions may be issued that would be plan checked at the time of final permit(s).
- Development review for land use permits occurs in a 'phased' approach; preliminary site plan (or any other land use permit) with SEPA precedes any submittal of a civil (site development) permit or building permit. After receiving the first DRT review letter, an applicant may petition development review team (DRT) staff for an early submittal waiver which would allow, at the risk of the applicant, the early submittal of civil and/or building permit(s) prior to the final DRT condition letter and SEPA. Approval of an early submittal waiver to allow concurrent review of civil and building permits with the land use permit(s) and SEPA is at the discretion of DRT review staff. If a final condition letter is issued in lieu of a comment letter, no early submittal waiver is needed and the project may proceed to civil and/or building permit(s).
    - For qualified projects in the Downtown Planned Action SEPA area, concurrent review is allowed by right with no early submittal waiver required.

GIS PROPERTY DETAILS

QV Puyallup Detailed List - 7845000161

General Information

Puyallup City Limit	Yes
City Owned Property	No
Concomitant Agreements	No
Regulated Floodplain 1980	No
Regulated Floodplain 2017	No
Regulated Seclusion Area	No
Future Land Use	LM/W
General Habitat Areas	No
Plats	784510
Potential Land Slide Hazard	No
Regional Growth Center	No
Revenue Development Area Boundary	No
Short Plat Number	N/A
Soils	31A
Urban Growth Boundary Area	Yes
Volcanic Hazard Areas	Yes

Water System Name	CITY OF PUYALLUP
Wetlands Inventory Puyallup	No
Zoning	ML
Zoning Overlay	N/A

QV Puyallup Detailed List - 0420274126

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LAND USE ANALYSIS
PROPERTY DEVELOPMENT STANDARDS

Code Standards	RM-20	**Proposed Project**
Minimum lot area per building site in square feet	10,000 sq. ft.	Complies
Minimum lot width	75’	Complies
Minimum lot depth	100’	Complies
Minimum front yard setback	20’	Complies
Minimum rear yard setback	0’	Complies – a 10’ landscape yard is required
Minimum interior side yard setback	0’	Complies – a 10’ landscape

		yard is required
Minimum street side yard setback	10’	Complies – a 10’ landscape yard is required
Minimum street frontage from principal or minor arterial	25’	N/A / DOES NOT COMPLY / COMPLIANT / UNKNOWN
Maximum lot coverage (Building)	65%	UNKNOWN
Base building height	50’	UNKNOWN – See height to setback requirements PMC 20.35.023
Minimum landscaped setback from principal or minor arterial as designated in the comprehensive plan	10’	Complies – 10’ required along RR track frontage as well as 15th
Max FAR	4.0	UNKNOWN

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
	10-year wellhead protection area
	5-year wellhead protection area
	1-year wellhead protection area
X	Geologic hazard area – Volcanic hazard area
	Geologic hazard area – Landslide hazard area
	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

- 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.
- **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.

- PMC 21.06.1120 Performance standards – Alteration of critical aquifer recharge areas.
- PMC 21.06.1260 Performance standards – Volcanic hazard areas

ARCHITECTURAL DESIGN REVIEW ANALYSIS

- 20.26.400 Industrial (ML) design standards.
- The following design standards shall be applied to all development located in the ML zone

(1) Trees along Building Facades. A minimum 15-foot-wide landscape strip shall be provided along the entire length of blank wall facades of buildings in the ML zone district. A mixture of medium to large evergreen conifer and deciduous trees and shrubs (evergreen and/or deciduous shrub mix) shall be planted for all buildings along the entire length of all visible facades on buildings with footprints of more than 10,000 square feet, which have walls reaching 20 feet or more above ground level and which are visible from a public road or located within

100 feet of a residential zone. The stand of trees may include either existing trees or planted trees. The design of the landscaping treatment shall be consistent with the "SLD-01" standard contained in the city's vegetation management standards (VMS) manual.

(2) Siding Materials. Acceptable siding materials include brick, stone, marble, split-face cement block, shingles and horizontal lap siding. Other materials may also be used if:

(a) They are used as accent materials in conjunction with acceptable siding materials; or

(b) Singular materials are characterized by details or variations in the finish that create a regular pattern of shapes, indentations, or spaces that are accented or highlighted with contrasting shades of color

(3) Loading and Storage Areas. Loading docks and outdoor product or equipment storage areas shall be screened from public roads by means of a vegetative screen or six-foot masonry wall or wood opaque fence. If a vegetative screen is used, the screen shall conform to the landscape buffering standards described in PMC 20.26.500(1). If a wall is used, it shall include a 10-foot landscaping strip on the side facing the public which is planted with shrubs at least three-gallon container size (spaced no more than five feet on center) and a continuous row of trees (at least eight feet tall at planting) spaced no more than 30 feet on center.

OFF-STREET PARKING ANALYSIS

- 20.55.010 Number of parking spaces required:
  - Manufacturing and industrial uses: one space for each 500 square feet of employee work area, plus open space for each 1,000 square feet of floor area devoted exclusively to storage and/or housing of accessory mechanical equipment
  - Warehouse and storage facilities: one space for each 2,000 square feet of gross floor area.

    (a) Establishments having not more than 20,000 square feet of gross floor area, on a single parcel of land and/or within a single development, shall provide one space for each 2,000 square feet of gross floor area.

    (b) Establishments having more than 20,000 square feet but not more than 100,000 square feet of gross floor area shall provide one space for each 2,500 square feet of gross floor area.

    (c) Establishments having more than 100,000 square feet of gross floor area shall provide one space for each 3,000 square feet of gross floor area.

    (d) Mini-warehouse or commercial storage locker establishments shall provide off-street parking to the extent required for office space or other uses accessory to the primary use;
  - Professional offices: one space for each 200 square feet of gross floor area for medical, clinical and dental offices or one space for each 300 square feet of gross floor area for other professional and business offices;

- 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

OPTIONS TO REDUCE PARKING REQUIREMENTS

20.55.018 Reduced parking requirements for low impact development.

A reduction in parking requirements from what is required may be requested for a specific development or redevelopment project as part of a comprehensive project approach to incorporating low impact development principles, consistent with PMC 20.05.070 and Chapter 20.10 PMC.

- A 10 percent maximum reduction in parking requirements may be approved for parking areas composed of pervious pavement or where the reduced parking area is used for a low impact development storm water facility.
- A 20 percent maximum reduction in parking requirements may be approved for clustered site design where the reduced parking area is used for tree retention or native landscaping. Native landscaping and tree retention must be voluntary landscaping above and beyond the basic landscaping requirements from PMC 20.58 and the implementing VMS design manual.
- Reduced parking requirements are subject to approval from the planning director or the director's designee upon review of potential adverse impacts

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 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.

- Site Specific analysis:

Yard	N/S/E/W or street frontage	Width	Landscape type
Front	East prop line	12'	Type I
Rear	West	10'	Type I (12' adjacent to the truck trailer storage)

Side	North	10’	Type I – see 20.26.400 (3)
Side	South	10’	Type I

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.

ENGINEERING – JAMIE CARTER, 253-435-3616 jcarter@puyallupwa.gov

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 stormwater design associated with this Development Permit will be reviewed for compliance with the 2014 amended Stormwater Management Manual for Western Washington (DOE manual), which is the current adopted stormwater manual. The comments provided below are project-specific in nature and should not be considered an exhaustive list of the requirements from the PMC, design standards, or the DOE manual.

CIVIL PERMIT APPLICATION

- Civil engineering drawings will be required for this project prior to issuance of the first building permit (The city has transitioned to electronic review. Please reach out to the city permit technicians at PermitCenter@PuyallupWA.gov and they will guide you how to submit). Included within the civil design package will be a utility plan overlaid with the landscape architects landscaping design to ensure that potential conflicts between the two designs have been addressed. **Engineering plans 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 plan review fee is $670.00 (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]
- **Civil Engineering drawings shall conform to the following City standards Sections 1.0 and 2.0:**
  - Engineering plans submitted for review and approval shall be on 24 x 36-inch sheets.
  - Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this project / plat.
  - 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 Office of the City Engineer, Engineering Services.

Revised Frontage Code:

New Commercial/Industrial Buildings or Expansion of Existing buildings:

- Any person or entity who constructs or causes to be constructed any new commercial/industrial building or expansion of an existing commercial/industrial building either of which have a structure improvement value exceeding $200,000 in valuation shall construct curb, gutters, planter strips, street trees, sidewalks, storm drainage, street lighting, and one-half street paving (only required if the existing pavement condition is poor) in accordance with the city's Public Works Engineering and Construction Standards and Specifications. The frontage improvements shall be required along all street frontage adjoining the property upon which such building will be placed. Frontage improvements shall also be required where any reasonable access to the property connects to the public right-of-way, although the primary access is located on another parcel. There is no cap on frontage improvements for new buildings or expansion of existing buildings.

WATER

Water Within City Service Area:

- The proposed water system shall be designed and constructed to current City standards. [PMC 14.02.120]
- A new water main line shall be extended to, and through, the site sufficient to provide the necessary flows for both the domestic system and fire system. A looped system may be required to achieve City standards. The minimum water pipe size shall be 8-inch diameter. (Exception: A 4-inch water main may be installed if either, 1) the proposed main is a dead-end line with no possibility of being expanded in the future, or; 2) that portion of the proposed main beyond the last fire hydrant for the project.) [PMC 14.02.190, 14.20.010 & CS 301.1(1)]
- The applicant shall provide and install the water meters required to service the site. [PMC 14.02.120(f) & CS 301.3]
- The water main shall be located generally 10 or 12-feet west or south of roadway centerlines per city standard drawings. Any portion of the 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. [PMC 14.02.120(f) & CS 301.1(11)]
- The applicant shall be responsible for the operation and maintenance of the proposed water main 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)]

→Backflow Protection

- Applicant shall provide backflow protection on the domestic line with the installation of a double check valve assembly (DCVA) on the domestic connection to the public water

main, if one does not currently exist. A plumbing permit is required for this work to be completed; and the unit should be located outside the building, immediately downstream of the existing water meter if possible. [PMC 14.02.220(3) & CS 302.2]

Fire Requirements (applies to both City Water and Water Purveyors):

- The domestic service line and fire system service line shall have a separate, independent connection to the supply main. If a separate fire line is to be utilized, a Double Check Valve Assembly (DCVA) will be required near the property line at the point of connection to the public 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. A post indicator valve (PIV) shall be provided for the fire sprinkler system in advance of the DDCVA. [PMC 14.02, CS 302.3, & CS 303]
- Fire hydrants shall be placed so that there is a minimum of 50-feet and a maximum 150-feet of separation from hydrants to any building walls. [PMC 16.08.080 & CS 301.2, 302.3]
- The Fire Department Connection (FDC) shall be located no closer than 10-feet and no further than 15-feet from a fire hydrant. [CS 302.3]

SEWER

- The proposed sewer system shall be designed and constructed to current City standards. [PMC 14.08.070]
- The applicant shall connect into the existing public system located within 15th St SE. If a proposed connection is to occur elsewhere, the applicant shall confirm that the system is located within a 40-foot easement dedicated to the City for maintenance purposes. [PMC 14.08.070, PMC17.42 & CS 401(14)]
- 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]
- A structure is needed to be placed at the property line to distinguish ownership/maintenance responsibility.
- A separate and independent side sewer will be required from the public main to all building sites for each proposed lot. Side sewers shall be extended from the main 15-feet beyond the property line at the building site and shall be 6-inch minimum diameter with a 0.02 foot per foot slope. [PMC 14.08.110 & CS 401(7)]
- Side sewers shall have a cleanout at the property line, at the building, and every 100 feet between the two points. [PMC 14.08.120 & CS 401(6)]
- The City Sewer Department must conduct a visual inspection of a previously used side sewer to determine if that side sewer can be used again. Existing laterals must meet current standard to be used again. It is the responsibility of the property owner to expose the line as necessary for that inspection. The City reserves the right to request

video inspection of the side sewer to assist in its determination. Redevelopment projects shall utilize the existing trench where possible. [4CS 401(15) and CS 401(16)]

- The construction of an area drain for the trash enclosure, if proposed, will require the enclosure to be covered to prevent stormwater infiltration into the sewer system.
- 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]

STORMWATER

- Design shall occur pursuant to the 2012 Stormwater Management Manual for Western Washington as amended in December 2014 (The 2014 SWMMWW).
- Preliminary feasibility/infeasibility testing for infiltration facilities 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 well (MR1-9) during the wet weather months **(December 21 through April 1).**
  - Hydraulic conductivity testing:
    - If the development triggers Minimum Requirement #7 (flow control), if the site soils are consolidated, **or** is encumbered by a critical area a Small Scale Pilot Infiltration Tests (PIT) during the wet weather months **(December 21 through April 1)** is required.
    - If the development does not trigger Minimum Requirement #7, 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.
- The applicant is responsible for submitting a **preliminary** stormwater management site plan which meets the design requirements provided by PMC Section 21.10 and Ecology Manual Volume I, Section 2.5.1. The preliminary stormwater site plan (PSSP) shall be submitted prior to the Site Plan to ensure that adequate stormwater facilities are anticipated prior to development. The preliminary stormwater site plan shall reasonably estimate the quantity of roof and parking lot stormwater runoff and the application of On-site Stormwater Management BMPs for the proposed development.
- The applicant shall include a completed stormwater flowchart, Figure 3.1, contained in Ecology's Phase II Municipal Stormwater Permit, Appendix I with the stormwater site plan. The link below may be used to obtain the flowchart:

  https://ecology.wa.gov/DOE/files/7a/7a6940d4-db41-4e00-85fe-7d0497102dfd.pdf

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

- **The following items shall be included at the time of Civil permit submittal:**
  - A **permanent** storm water management plan which meets the design requirements provided by PMC Section 21.10. The plan and accompanying information shall provide sufficient information to evaluate the environmental characteristics of the affected areas, the potential impacts of the proposed development on surface water resources, and the effectiveness and acceptability of measures proposed for managing storm water runoff. The findings, existing and proposed impervious area, facility sizing, and overflow control shall be summarized in a written report. [PMC 21.10.190, 21.10.060]
  - A written technical report that clearly delineates any offsite basins tributary to the project site and includes 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

  - 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)
HGL for each Pipe Reach	Percent full at Design Flow (%)

- 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/

Stormwater R/D Facilities:

- Any above-ground stormwater facility shall be screened in accordance with planning requirements.
- 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]

FEES

- Water and sewer connection fees and system development charges are due at the time of building permit issuance and do not vest until time of permit issuance. Fees are increased annually on February 1st. To obtain credit towards water and sewer System Development Fees for existing facilities, 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, 14.10.030, PMC 14.02.040]
- Stormwater system development fees are due at the time of civil permit issuance for commercial projects and at the time of building permit issuance for single family or duplex developments and do not vest until time of permit issuance. Fees are increased annually on February 1st. The City will assess the amount of existing credits applied to the project based on how many credits the property is currently being billed for. [PMC 14.26.070]

→***Water***

- A water system development charge (SDC) will be assessed based on the number of plumbing fixture units as defined in the Uniform Plumbing Code. Current SDC's as of this writing are $4,020.00 for the first 15 fixture units and an additional charge of $269.34 for each fixture unit in excess of the base 15 plumbing fixture units. [PMC 14.02.040]

→**Sewer**

- A sanitary sewer system development charge (SDC) will be assessed based on the number of plumbing fixture units as defined in the Uniform Plumbing Code. Current SDC's as of this writing are $5,560.00 for the first 15 plumbing fixture units and an additional charge of $372.52 for each fixture unit in excess of the base 15 plumbing fixture units. [PMC 14.10.010, 14.10.030]

→**Stormwater**

- A Stormwater Systems Development fee will be assessed for each new equivalent service unit (ESU). Each ESU is equal to 2,800 square feet of 'hard' surface. The current SDC as of this writing is $3,360.00 per ESU. [PMC 14.26.070]

TRAFFIC –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, 10th 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. Trip credits would be allowed for any existing development.

- 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).
- 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.
- Park impact fee was established by Ordinance 3142 dated July 3, 2017 and shall be charged $0.87 per building sqft 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. 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 St SE is classified as a Minor Arterial and shall consist of curb, gutter, 8' sidewalks, 10ft planter strip, and streetlights. The improvements shall be from street centerline. Assuming a symmetrical cross section, additional right-of-way (ROW) on 15th St SE may need to be dedicated to the city.
- 15th St SE along the site is designated as a Minor 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.
    - Existing driveway near BNSF at-grade crossing will be removed
- Coordination with BNSF required to remove commercial spur
    - Possible safety upgrades at traffic signal
- City standard commercial driveway shall be required along frontage. Minimum commercial driveway width is 30ft with 35ft radius.
- During preliminary site plan review a sight distance analysis may be required ensure drive locations meet City standards.
- This commercial/industrial development 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.

FIRE PREVENTION – DAVID DRAKE, 253-864-4171 ddrake@puyallupwa.gov **RAY COCKERHAM, 253-841-5585** RayC@puyallupwa.gov

- Fire Alarm System required. Fire Alarm System shall be designed to Total Coverage NFPA 72 and will be required to be U.L. Certified.
- Fire Sprinkler System required.
- Show riser room on plan.
- FDC and PIV will be required to be installed on the north side of the building 50' from the structure. Show on plan.

- Two fire hydrants will be required onsite. One on the westside, 50' from the structure and the second on the north side for the FDC. Show on plan.
- Comply with 2018 IFC Appendix D for secondary access.
- Auto turn or equivalent program required to demonstrate fire apparatus turning radiuses.
- Due to a preliminary drawing with known changes coming a full review has not been completed by fire.

BUILDING – JANELLE MONTGOMERY, 253-770-3328 Jmontgomery@Puyallupwa.gov RAY COCKERHAM, 253-841-5585 RayC@puyallupwa.gov

- In response to question #6 the Building Code definition does not consider BNSF railroad right of way but private property. It cannot be utilized for meeting the required 60' yard requirement for unlimited building area. Provide illustrated compliance of calculations of construction type to meet Table 506.2 allowable area factor for proposed uses of 131,250 sq. ft. upon submittal of building permit.
- Be aware there is a rated separation between Storage S-2 and Office B even with sprinkled buildings during design to avoid limited lease options.
- The existing structure remaining on property is currently red tagged. It will require a demolition permit or building permits to occupy. A complete engineer analysis will be required with building permit submittal to include any structure repairs from the fire or other modifications to the building.
- Building plans will need to be complete with all building, mechanical, plumbing, energy code items and accessibility requirements that may apply on the plans.
- The truss specs will also be required with the truss engineers' stamps and a layout that matches the submitted plans at the time of submittal.
- Plans will need to be per the applicable 2018 codes adopted February 1, 2021 for all permits.
- All electrical is permitted by the Washington State Department of L & I.
- Accessible parking and access to the public way would be required.
- For all accessible requirements we use the 2018 IBC / WAC 51-50 and the ICC A117.1-2009 standard not the ADA.
- Please reach out to me if I can answer any other questions in relationship to Building code items for this project. No other Building items at this time.