



City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

PRELIMINARY*

DETERMINATION OF NON-SIGNIFICANCE (DNS)

**This determination will become final if no formal appeals are filed and/or reconsideration requests are duly received*

for
Puyallup Medical Office Building
Preliminary Site Plan, SEPA Checklist
Project # PLPSP20230072
[Online Permit File](#)

Date of Issuance:	September 17, 2025
Description of Proposal:	Proposed 6-story, 93,131-square foot medical/professional office building consisting of 2 levels of structured parking and 4 stories of medical office, general offices, commercial space, and event area. The proposed building is located on a 0.79-acre site in the CG - general commercial zone. The applicant is proposing 116 associated parking stalls. Project will include storm water improvements, landscaping, and other site improvements are required by code. Project is subject to nonresidential design review standards.
Location of Proposal:	1617 S Meridian, Puyallup, WA 98371
Proponent:	Imad Bahbah – IHB Architects
Lead Agency Responsible Official:	Katie Baker, AICP City of Puyallup Planning Division 333 S. Meridian Puyallup, WA 98371 (253) 864-4165 www.cityofpuyallup.org
City of Puyallup Permits:	Preliminary site plan, civil application, building application
Zoning:	CG – General Commercial
Comprehensive Plan:	AOC – Auto-Oriented Commercial
Shoreline Environment:	N/A

A. PROJECT SPECIFIC MATERIALS (INCORPORATION BY REFERENCE – WAC 197-11-635):

The subject Threshold Determination herein and associated environmental findings are based upon review of the following documents submitted by the applicant and official responses from the city in regard to the underlying permit(s). These documents are incorporated by reference, in accordance with WAC 197-11-635, and are available for public review on [the City's online permit portal](#).

- ◆ Final Development Review Team (DRT) letter, to be issued
 - ◆ Application Form, received June 27, 2023
 - ◆ Site Plan, received April 15, 2025
 - ◆ Preliminary Civil Plan, received August 13, 2025
 - ◆ Vicinity Map, received June 27, 2023
 - ◆ Critical Area ID Form, received June 27, 2023
 - ◆ Preliminary Storm Report, received August 13, 2025
 - ◆ Critical Area Report, received June 25, 2023
 - ◆ SEPA Project Checklist, received June 25, 2023
 - ◆ Traffic Scoping Worksheet, received November 15, 2024
 - ◆ Traffic Impact Analysis, received March 03, 2025
 - ◆ Parking Garage Analysis, received June 25, 2024
 - ◆ Letter of Understanding - Parking, received August 06, 2024
 - ◆ Architectural Elevations, received August 06, 2024
 - ◆ Landscape Plans, received June 24, 2024
 - ◆ Narrative From Project Architect, received June 25, 2023
 - ◆ Critical Areas Report Checklist, received June 25, 2023
 - ◆ Geotechnical Report, received February 27, 2025
 - ◆ Wetland Report, received February 27, 2025
 - ◆ Lighting Plan, received June 25 11, 2023
 - ◆ Tree Risk Assessment/Arborist Report, received June 25, 2024
 - ◆ Design Review Application, received October 30, 2023
- I. Notice of Application (NOA) date, consistent with WAC 197-11-355 (Optional DNS Process)
- i. Optional DNS notice sent on August 15, 2023. Comment period expired August 31, 2023
 - ii. List of recipients, comments received, and copy of NOA materials available on [the City's online permit portal](#).

B. RESPONSIBLE OFFICIAL FINDINGS OF CONSISTENCY

The SEPA Responsible Official for the City of Puyallup hereby makes the following findings of consistency based upon a review of the environmental checklist and attachments, other information and studies on file for the project, and the policies, plans, and regulations designated by the City of Puyallup as a basis for the exercise of substantive authority (see PMC 21.04), and under the State Environmental Policy Act (SEPA) pursuant to the Revised Code of Washington (RCW) 43.21C. The following findings of consistency apply to the project and may be referenced in future (final) permit review notes and/or conditions:

I. EARTH

- i. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent storm water runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants that must be controlled with

temporary erosion control measures, consistent with Puyallup Municipal Code (PMC) 21.14, Clearing, Filling and Grading, in addition to any and all permits required by other agencies. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington and is subject to enforcement action.

- ii. Based on the project geotechnical report, where available, and a review of available topography, LIDAR, mapped soils (NRCS) and geohazard area data (GIS), impacts to geologic hazard areas have not been identified.
- iii. Temporary erosion, sedimentation, and construction dust control BMPs will be applied in accordance with City of Puyallup city standard section 500 – Grading, Erosion and Sedimentation Control and all engineering Best Management Practices (BMPs), in accordance with City Engineer approval.

2. AIR

- i. Watering of exposed soils during construction to suppress dust will limit impacts to ambient air quality resulting from the project improvements.
- ii. Building exhaust systems will be equipped with appropriate emission controls, where required by the Puget Sound Clean Air Agency and/or required by the Building Code Official.
- iii. Construction activities and vehicles being driven to and from the city can be anticipated to cause impacts on air quality and produce greenhouse gas emissions; no single point source of emissions that requires specific analysis on air quality and known to be present as a result of the project.
- iv. No known sources of foul or offensive odors are anticipated as a result of the project.

3. WATER

- i. Storm water runoff will be managed and treated in accordance with the currently city-adopted version of the Department of Ecology Stormwater Design Manual (See PMC 21.10.040), all applicable city storm water standards, all applicable NPDES permit requirements, and BMPs/standard engineering practices in accordance with City Engineer approval.
- ii. The applicant shall demonstrate, to the satisfaction of the City Engineer and/or designee, that infiltration of on-site storm water is not feasible before being permitted to use alternative design(s). Where permitted, alternative designs (e.g. collection into a storm water pond and/or vault, retention/detention systems and treatment), shall adhere to all applicable city storm water requirements in city standards, shall conform to all standard engineering practices, and the applicable storm water manual design requirements as administered and approved by the City Engineer and/or designee.
- iii. The project location was not found to contain any hydrophytic vegetation, no field indications of hydric soil conditions, and no location on the project site-maintained hydrology indicative of wetlands. No areas of the project site are shown on the city's critical area maps as identified or suspected wetlands.
- iv. Where projects are shown on the city's critical area maps as being within a critical aquifer recharge area or wellhead protection zone, additional review of impacts to ground water may be triggered, in accordance with standards in the city's critical areas ordinance.
- v. Activities that do not cause degradation of groundwater or significantly impact the recharge of ground water aquifer may be permitted in a critical aquifer recharge area; provided, that the project complies with the city storm water management regulations and other applicable local, state, and federal regulations.

- vi. All developments in the 100-year floodplain are required to meet the standards of PMC 21.07, flood control ordinance, and any other required state and/or federal standards. Applicants are encouraged to consult with FEMA region X regarding their project if located in the regulated (100-year) floodplain.
- vii. Groundwater diversions, dewatering activities and/or construction-related ground water withdrawals may occur as a part of this project due to presence of high/perched ground water table/levels at the time of construction. However, any ground water diversions, withdrawals, dewatering, or other forms of ground water management that occur during site construction will be mitigated using engineering BMPs, as stipulated by the city standards manual, NPDES permits, current Department of Ecology storm water manual (in effect at the time of permitting), and standard engineering practices.

4. PLANTS

- i. The project will meet PMC 20.58 Landscaping Requirements, PMC 11.28 Street Trees, and will be consistent with the city's Vegetation Management Standards manual (PCD-5-11).
- ii. Any significant or heritage designated trees are required to be retained on site, where applicable. Trees and vegetation associated with critical areas, such as wetlands, steep slopes, streams/rivers, or other aquatic resources, and trees important to the overall function of adjacent or on-site bird, fish and other terrestrial animals may be required to be retained, where applicable.
- iii. All trees shall be maintained in a manner consistent with accepted pruning and care standards as outlined in applicable ANSI A300 standards.

5. ANIMALS

- i. No federally listed endangered species, state threatened species or habitat, or state sensitive species are known to inhabit within the project boundaries.

6. ENERGY AND NATURAL RESOURCES

- i. The project will be compliant with the Washington State Energy code and all applicable regulations in the latest edition of the applicable version of the Building Code, as adopted by the city applicable to the project construction type.
- ii. The project is not anticipated to impact solar access for the subject property or adjacent properties.
- iii. The project is anticipated to use various forms of energy, such as local electric power, natural gas, solar, and is not anticipated or known to generate a need for power or energy that would necessitate mitigation or specific service provisions not normally anticipated by service providers.

7. ENVIRONMENTAL HEALTH

- i. If soil contamination is suspected, discovered, or occurs during the proposed construction, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, the Washington State Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office (SWRO) at (360) 407-6300.
- ii. If greater than 250 cubic yards of inert, demolition, and/or wood waste is used as fill material, a Solid Waste Handling permit may be required (WAC 173-350-990). It is the responsibility of the applicant to check with the Tacoma Pierce County Health Department for any permitting requirements that may be required.

- iii. The project is not anticipated to contain increased or unusual risks related to fire hazards, explosive materials, toxic chemical storage or manufacture, hazard waste spill risk, nor is the project anticipated or known to increase the risk of health hazards to the environment.
- iv. In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury are removed prior to demolition. PCBs are increasingly being found in caulking and paint. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. Please review the “Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes,” on Ecology’s website at:

www.ecy.wa.gov/programs/hwtr/dangermat/demo_debris_constr_materials.html.

8. NOISE

- i. No significant adverse environmental impacts related to noise are anticipated or known to result due to the project.
- ii. Project construction noise shall be compliant with PMC 6.16 – Noise, including time limitations on construction activities starting and stopping work activities for both weekdays and weekends. Special conditions may apply to the project and additional noise mitigation may be applied by the City Engineer or Code Compliance Department during construction.

9. LAND USE, COMPREHENSIVE PLAN AND SHORELINE USE

- i. The project is located in the CG zone and the AOC comprehensive plan designated area and is generally consistent with the policies adopted in the Comprehensive Plan, Shoreline Master Program, and all other plans, where applicable to the development proposal, and shall be consistent with the zoning code regulations applicable to the project.
- ii. The site development construction plans (civil, building, etc.) shall follow all applicable codes in effect at the time of final construction permit submittal and shall conform to all applicable conditions outlined in the “Final Development Review Team (DRT) letter” available in the project case file.
- iii. The site is not presently being utilized for working forest or farmland and, as such, is not converting forest farm, agricultural or other resource lands urban land uses not otherwise contemplated in the city’s Comprehensive Plan.
- iv. All demolition work will be compliant with the city’s requirements for demolition approval and will be required to notify the Puget Sound Clean Air Agency prior to demolition work commencing. Asbestos surveys and any required abatement will be required during demolition permitting/actions.
- v. The project contains the critical areas noted below. The project has been reviewed for consistency with the city’s critical areas ordinance (PMC 21.06).

	CRITICAL AREA
X	Critical aquifer recharge area
	10-year wellhead protection area
	5-year wellhead protection area
	1-year wellhead protection area
	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

10. HOUSING

- i. The project will not adversely impact existing housing units or affect the development of housing units in the general vicinity of the project area.

11. AESTHETICS

- i. The project will be consistent with the height limitation outlined in the applicable zone district, as stipulated by the Puyallup Municipal Code (title 20, zoning). No view corridors were identified to be impacted as a result of the project.
- ii. The project shall comply with all applicable design review requirements, site plan design requirements, and all design review overlay district standards/guidelines, as applicable to the project, at the time of final permit submittal, or submittal to the Design Review Board for approval.

12. LIGHT AND GLARE

- i. Exterior lighting fixtures shall be shielded from above in such a manner that the bottom edge of the shield shall be below the light source. Said lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise.
- ii. Street lighting, in accordance with city standards, will be provided as a part of the project.

13. RECREATION

- i. The project shall pay the adopted park impact fee (in the amount required by ordinance at the time of adoption) for each residential unit upon issuance of a building permit for each subject unit, per PMC 21.20.120.
- ii. The project will not disrupt, displace or otherwise adversely impact any existing recreational opportunities in the area.

14. HISTORIC AND CULTURAL RESOURCES

- i. In the event that suspected historic artifacts, cultural artifacts, or objects of suspected archaeological value are discovered during site excavation, grading or other forms of site development/construction, all work on site shall stop immediately. This applies to all development activities that involve excavation regardless of exemption from permit requirements outlined in PMC 21.14.190.
- ii. The property owner/developer shall notify the City, the State Department of Archaeology and Historic Preservation (DAHP), the Puyallup Tribe of Indians, and the Muckleshoot Indian Tribe of any such findings. In these cases, the property owner/developer shall be required to provide for a site inspection and evaluation by a professional archaeologist or historic preservation professional, as applicable, in coordination with the state and/or affected tribes.
- iii. The project applicant and/or contractor may be required to complete an Inadvertent Discovery Plan (IDP), to the approval of the city, WA State Department of Archeology and Historic Preservation and affected Tribal governments. The IDP shall be completed in a form supplied by the Department and shall be completed prior to issuance of the civil permit for the site.

15. TRANSPORTATION

- i. Staff has reviewed and approved the traffic impact analysis or traffic scoping worksheet and adequacy of sight distance in relation to the project. The project case file contains applicable reports; all reports submitted shall be reviewed by the Traffic Engineer and City Engineer, for consistency with the municipal code and city standards. In accordance with city policy, Traffic review staff shall analyze vehicular impacts to surrounding intersections which will receive more than 25 PM peak hour vehicle trips for changes to the level of service standards and/or operational impacts; special mitigation, proportionate with the project impacts, may apply to the proposal.
- ii. Per PMC 21.20.130, the applicant is required to pay a traffic impact fee (in the amount required by ordinance at the time of adoption) at the time of building permit issuance for the subject project.
- iii. The project shall be compliant with all standards contained in PMC title 11, Streets and Sidewalks, including roadway improvements, street trees and street lighting.
- iv. The project shall be compliant with the Comprehensive Plan Transportation Element and implementing Active Transportation Plan. Right of way width to accommodate the future addition of pedestrian and bicycle facilities.
- v. The project shall comply with PMC 20.55 – off-street Parking Regulations.
- vi. The proposed event space parking will be dedicated for use after business hours or on weekends. Parking for the event space will be shared with the parking required for the proposed daily uses.
- vii. A "Letter of understanding regarding functions and parking of new building" document is required to be submitted as part of the associated building permit application. This document states that medical office uses will be restricted to 10,482 square feet to maintain adequate parking for the entire facility.
- viii. An Alternative Methods Request was approved by review staff to deviate from Standard Detail 01.02.02 for frontage improvements along South Meridian. The deviation maintains the existing conditions, while still providing a walking path along the site frontage along South Meridian. A landscape buffer area of 10-feet in width is provided adjacent to the existing sidewalk.

16. PUBLIC SERVICES

- i. A resulting need for additional public services, such as police protection, fire protection, library, various other municipal services, etc. can be anticipated from the project. However, this determination does not anticipate that the project will impact city services and utilities in a manner that would reduce the Level of Service (LOS) for the applicable utilities as adopted in the city's Capital Facilities Element.
- ii. The project shall comply with the applicable parks impact fee, consistent with the currently adopted fee amount at the time of building permit issuance, per PMC 21.20.140.

17. UTILITIES

- i. Domestic water will be provided by the water purveyor serving the site. The applicant shall provide a water availability letter/documentation to ensure adequate water can be supplied to the project.
- ii. Sanitary sewer service shall be provided to the development in accordance with city standards. OR The project is served by an onsite septic system or is too far from available sanitary sewer utilities to connect. The project shall receive approval from the Tacoma Pierce County Health Department (TPCHD) for use of on-site septic systems. The city may need to review septic system proposals for impacts to on site or adjacent critical areas.
- iii. Electricity, natural gas, refuse/recycling collection, internet and landline telephone service is provided by private utilities; property owner and/or applicant to determine availability of those private utilities to be provided on site.

Issuance of this threshold determination does not constitute approval of the permit. This proposal will be reviewed for compliance with all applicable City codes that regulate the applicable development activities, including, but not limited to, the International Fire/Building/Residential Codes, City of Puyallup Engineering Standards, Zoning Code, Surface Water Design Manual, Impact Fees, and the Critical Areas Ordinance.

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Upon review of applicable documentation, the responsible official of the lead agency hereby finds that this proposed permit action would not result in a probable significant adverse impact on the environment. The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

An Environmental Impact Statement (EIS) is not required, under RCW 43.21C.030 (2) (c). This finding is made pursuant to RCW 43.21C, PMC 21.04.120 and WAC 197-11 after reviewing a completed environmental checklist and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public upon request.

COMMENTS

Consistent with WAC 197-11-355, the Lead Agency issued a Notice of Application on August 15, 2023, with a single integrated comment period to obtain comments on the notice of application and the likely threshold determination for the proposal. Therefore, consistent with the optional DNS process outlined in WAC 197-11-355, there is no further comment period for the subject Determination.

APPEALS

Consistent with WAC 197-11-545 regarding commenting parties and agencies, an appeal the subject DNS may be filed via a written request with the SEPA Responsible Official by applicable parties and agencies within 10 days of the issuance of this DNS, or by **3:00 pm** on September 29th, 2025.

Appeals will be accepted by mail, or (preferably) by email. Please call the case planner listed below prior to submission of an appeal to make arrangements for submittal of the appeal documents.

- Please mail to: Development and Permitting Services Department, Attn: Michelle Hannah, 333 S Meridian, Puyallup, WA 98371.
- To submit an appeal electronically, please send via E-mail to : Planning@PuyallupWA.gov and PermitCenter@PuyallupWA.gov ; and/or contact the case planner below.
- Nabila Comstock, Associate Planner at (253) 770-3361 or NComstock@PuyallupWA.gov

Prior to submittal and payment of the \$650.00 appeal fee, consult PMC 21.04.205 regarding SEPA Appeals or contact the SEPA Responsible Official at Planning@PuyallupWA.gov or (253) 864-4165 to ask about the appeal procedures. Be prepared to make specific factual reasons, rationale, and/or the basis for the appeal. This determination will become final if no formal appeals are filed and/or reconsideration requests are made by the expiration date listed above.

Publication Date: September 17th, 2025

Notice Published in: Tacoma Weekly



Nabila Comstock
Associate Planner

September 17, 2025
Date



Katie Baker, AICP
City of Puyallup SEPA Responsible Official

September 17, 2025
Date

Attachments:

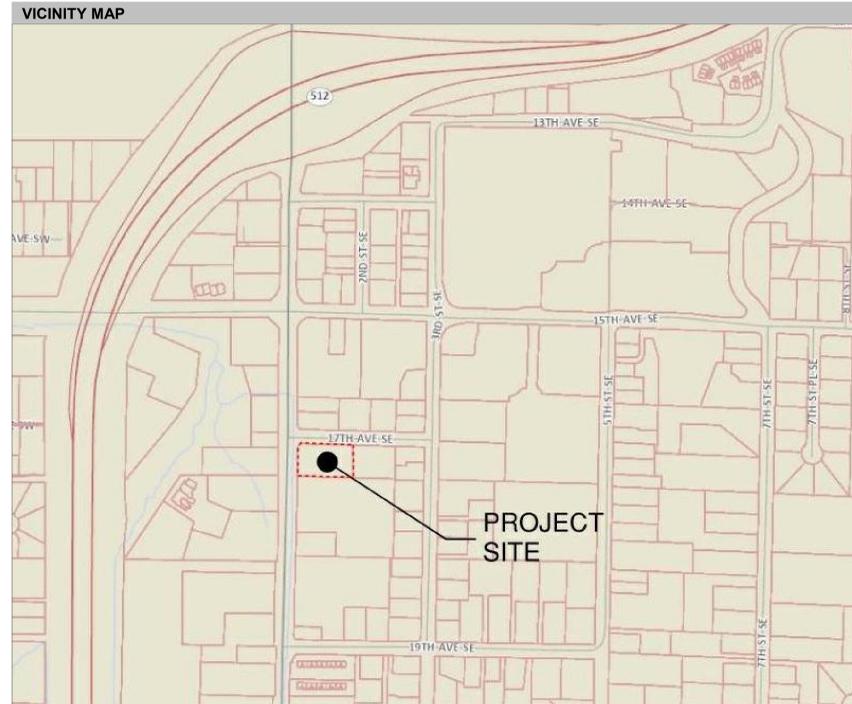
- A. Site Plan
- B. Environmental Checklist

PUYALLUP MEDICAL OFFICES

A COMMERCIAL OFFICE PROJECT

PRELIMINARY SITE PLAN REVIEW

JUNE 17, 2024



SHEET INDEX

A0.0	COVER SHEET
1 OF 1	TOPOGRAPHIC SURVEY
A1.0	SITE PLAN
A1.6	GARAGE CIRCULATION DIAGRAM - FLOOR PLANS
A2.0	FLOOR PLANS
A2.1	FLOOR PLANS
A3.0	SECTIONS
A4.0	EXTERIOR ELEVATIONS - NORTH & WEST
A5.0	3D PERSPECTIVE VIEWS
A5.1	3D PERSPECTIVE VIEWS



PROJECT SUMMARY

NEW 6-LEVEL MEDICAL / PROFESSIONAL OFFICE BUILDING CONSISTING OF 2 LEVELS OF STRUCTURED PARKING AND 4 STORIES OF OFFICES ABOVE, AS WELL AS AN EVENT SPACE FOR LECTURES AND COMMUNITY GATHERINGS. TOTAL GROSS SQ. FOOTAGE = 93,131 S.F.

THE PROPOSED BUILDING DESIGN CAPITALIZES ON THE EXISTING TOPOGRAPHY BY PLACING THE STRUCTURED PARKING INTO THE HILLSIDE, ACCESSED FROM 17TH AVE SE DIRECTLY TO THE SECOND LEVEL. A RAMP FROM THE SECOND LEVEL CONNECTS TO PARKING AT THE FIRST LEVEL AND SURFACE PARKING ON THE THIRD LEVEL.

THE FIRST FLOOR LOBBY IS A TWO STORY VOLUME, PROVIDING 18' OF PEDESTRIAN ORIENTED FACADE AT THE CORNER OF S. MERIDIAN STREET AND 17TH AVE SE. THE THIRD FLOOR PROVIDES A FLEXIBLE MEETING SPACE FOR PROFESSIONAL MEETINGS AND A DAY SPA. HALF OF THE FOURTH FLOOR ROOMS WILL BE FOR A MEDICAL PRACTICE AND HALF FOR PROFESSIONAL OFFICES. THE FIFTH FLOOR IS FOR PROFESSIONAL OFFICES AND THE SIXTH FLOOR WILL BE HALF MEDICAL PRACTICE AND HALF PROFESSIONAL OFFICES. A ROOFTOP DECK IS ALSO PROVIDED FOR OFFICE TENANTS AND GUESTS.

OWNER: DR. FADI ALHAFEZ c/o PFHC PUYALLUP, LLC
ADDRESS: 1617 S MERIDIAN, PUYALLUP, WA
PARCEL NUMBER: 7790000140
LEGAL DESCRIPTION:
 Section 34 Township 23 Range 04 Quarter 32 SOUTH SIDE ADD TO PUYALLUP
 W 240 FT OF S 135 FT OF L 2 B 1 EXC RD ETN 678244 (DC0074HW6-26-87)

LAND AREA: 30,513 SQ FT. AS SURVEYED (0.700 ACRES)
ZONING: CG GENERAL COMMERCIAL

FRONT YARD SETBACK: 12 FT PER 20.30.037
REAR YARD SETBACK: 0
SIDE YARD SETBACK: 0
STREET SIDE YARD SETBACK: 12 FT PER 20.30.037

MAXIMUM LOT COVERAGE: 75% x 30,513 = 22,884 S.F. **LOT COVERAGE PROVIDED = 12,514 (BLDG. FOOTPRINT)**
BASE BUILDING HEIGHT: 50 FT

FAR MAX ALLOWED = 4 x 30,513 = 122,052 S.F.

FAR PROVIDED = 93,131 S.F. / 30,514 = 3.05

ALLOWED AREA: TYPE I-A UNLIMITED
ALLOWED HEIGHT: TYPE I-A UNLIMITED, UNLIMITED STORIES
ALLOWED AREA: TYPE I-B, 95,680 S.F.
ALLOWED HEIGHT: TYPE I-B, 75', 4 STORIES

OWNER

PFHC PUYALLUP, LLC
 1617 S MERIDIAN
 PUYALLUP, WA 98371

Principal: DR. FADI ALHAFEZ

ARCHITECT

IHB Architects
 21620 84th Ave. S, Ste. 200
 Kent, WA 98032

Principal in Charge: Imad Bahbah
 email: imad@ihbarchitects.com

Project Manager / Designer: Matthew McKee
 email: matthew@ihbarchitects.com

CONSULTANTS

CIVIL ENGINEER & SURVEYOR
 FURR ENGINEERING SERVICES, PLLC
 4715 142ND PLACE SW
 EDMONDS, WA 98026
 206-890-8291
 CIVIL PM: DEAN FURR
 EMAIL: FURREENGINEERING@GMAIL.COM

TRAFFIC ENGINEER
 POC: MARK JACOBS, PE, PTO
 JAKETRAFFIC@COMCAST.NET
 206-762-1978

SURVEYOR
 SITE SURVEYING, INC.
 21923 NE 11TH STREET SAMMAMISH, WA 98074
 425-298-4412

PROJECT STATISTICS

FLOOR	MEDICAL OFFICE	LOBBY	GENERAL OFFICE	SERVICE (DAY SPA)	RETAIL/ DELI	EVENT SPACE	CIRCULATION	BOH/ RESTROOM	PARKING	TOTAL GROSS SQFT	CONSTRUCTION TYPE	OCCUPANIES
LEVEL 1		1052					1296	820	19710	22878	I-A	S-2/M
LEVEL 2					1743		714		18251	20708	I-A	S-2/M
LEVEL 3				3781		3175	1433	481		8870	II-B	B/ A-3
LEVEL 4	2643		5761				1414	204		10022	II-B	B
LEVEL 5	3029		5790				1716	204		10739	II-B	B
LEVEL 6	4810		2114				2058	94		9076	II-B	B
TOTALS	10482	1052	13665	3781	1743	3175	8631	1803	37961	82293		

ROOF TOP DECK

2488 A-3

PARKING CALCULATIONS

USE	AREA	RATIO	PARKING REQ'D
MEDICAL	10482	1/200	52
GENERAL OFFICE	13665	1/300	46
SERVICE (DAY SPA)	3781	1/300	12
RETAIL/ DELI	1743	1/300	6
PARKING REQUIRED			116

PARKING PROVIDED

LEVEL 1	54
LEVEL 2	38
LEVEL 3	24
TOTAL PARKING PROVIDED	116

EVENT SPACE PARKING 3175 1/35 90*
 * EVENT SPACE WILL BE DEDICATED FOR USE AFTER BUSINESS HOURS OR ON WEEKENDS, THEREFORE PARKING WILL BE SHARED.

PARKING TYPES

STANDARD SPACES	56
COMPACT SPACES	60
ACCESSIBLE SPACES	5 INCLUDING 1 VAN SPACE

ELECTRIC VEHICLE CHARGING*

REQUIRED EV CHARGING STATIONS (EV)	11
REQUIRED EV READY CHARGING STATIONS (EVR)	11
REQUIRED EV CAPABLE CHARGING STATIONS (EVC)	11

TOTAL REQUIRED 33
 REQUIRED ACCESSIBLE (EV) STATIONS 1

*PER WAC-51-50-429.2

TRAFFIC SCOPING GFA CALCULATION

General Office (including circulation and restroom)	22846
MOB and Massage (including circulation and restroom)	19029
Retail/ Food Service (including circulation)	2457

Total GFA (parking excluded) 44332

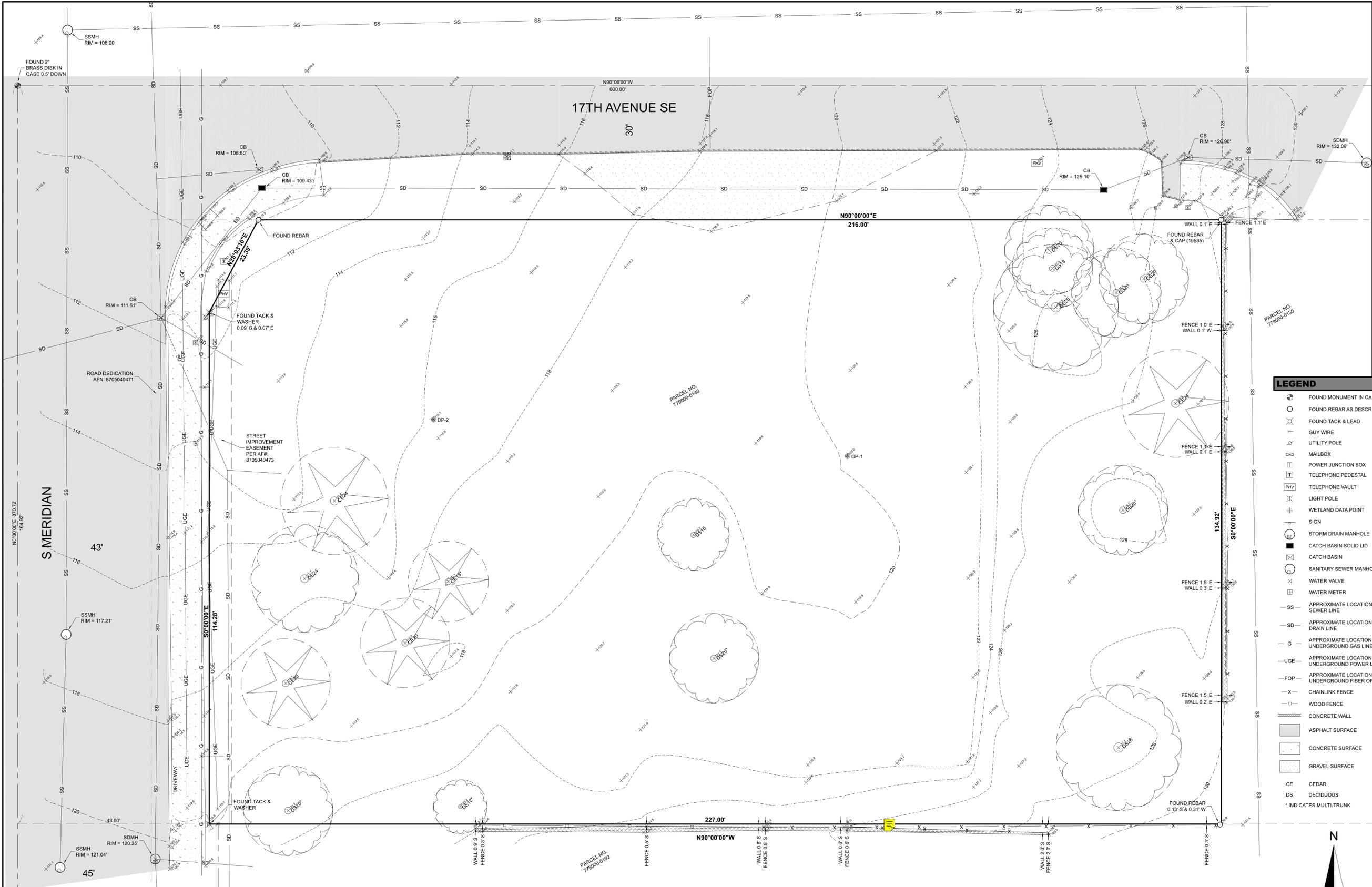
PUYALLUP MEDICAL OFFICES
 1617 S. MERIDIAN
 PUYALLUP, WA

COVER SHEET DRT4

No.	Description	Date
1	CITY COMMENTS DRT#1	Date 1
2	CITY COMMENTS DRT#2	06-17-24
4	CITY COMMENTS DRT#4	01-08-25

job No: -
 date: 04-29-24
 drawn by: PSF
 reviewed by: IHB

A0.0



NW 1/4, SW 1/4, SEC 34, TWP 20N, RNG 4E, W.M.

Site Surveying, Inc.

LEGEND

- FOUND MONUMENT IN CASE
- FOUND REBAR AS DESCRIBED
- FOUND TACK & LEAD
- GUY WIRE
- UTILITY POLE
- MAILBOX
- POWER JUNCTION BOX
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- LIGHT POLE
- WETLAND DATA POINT
- SIGN
- STORM DRAIN MANHOLE
- CATCH BASIN SOLID LID
- CATCH BASIN
- SANITARY SEWER MANHOLE
- WATER VALVE
- WATER METER
- APPROXIMATE LOCATION SANITARY SEWER LINE
- APPROXIMATE LOCATION STORM DRAIN LINE
- APPROXIMATE LOCATION UNDERGROUND GAS LINE
- APPROXIMATE LOCATION UNDERGROUND POWER LINE
- APPROXIMATE LOCATION UNDERGROUND FIBER OPTIC LINE
- CHAINLINK FENCE
- WOOD FENCE
- CONCRETE WALL
- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- CE CEDAR
- DS DECIDUOUS
- * INDICATES MULTI-TRUNK

DATE

REVISION

LEGAL DESCRIPTION
 A PORTION OF LOT 2, BLOCK 1, SOUTH SIDE ADDITION OF PUYALLUP, PIERCE COUNTY, WASH., ACCORDING TO PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 90, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2;
 THENCE NORTH ALONG THE EAST LINE OF MERIDIAN STREET, 135.00 FEET;
 THENCE EAST 240.00 FEET;
 THENCE SOUTH 135.00 FEET TO SOUTH LINE OF LOT 2;
 THENCE WEST 240.00 FEET TO THE POINT OF BEGINNING.
 EXCEPT THE PORTION CONVEYED TO CITY OF PUYALLUP FOR RIGHT OF WAY PURPOSES AS RECORDED IN DEED UNDER RECORDING NO. 8705040471.
 SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

BASIS OF BEARINGS
 AN ASSUMED BEARING OF NORTH FOR THE CENTERLINE OF S MERIDIAN STREET BASED ON FOUND MONUMENTS.

PROJECT INFORMATION

PROPERTY OWNER: PURITY MEDICAL SPA OF WASHINGTON, LLC
 117 15TH AVENUE SE
 PUYALLUP, WA 98372

TAX PARCEL NUMBER: PARCEL #779000-0140

PROJECT ADDRESS: 1617 S MERIDIAN
 PUYALLUP, WA 98371

ZONING: CG

JURISDICTION: CITY OF PUYALLUP

PARCEL ACREAGE: 30,513 S.F. (0.700 ACRES) AS SURVEYED

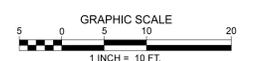
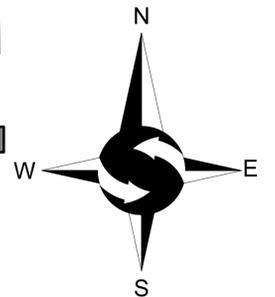
GENERAL NOTES

- THIS SURVEY WAS BASED ON FIRST AMERICAN TITLE COMPANY COMMITMENT NO. 4291-3998723, DATED DECEMBER 15, 2022 AT 8:00 AM.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MAY 2023 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY THE CITY OF PUYALLUP GIS.

2' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



19TH AVENUE SE

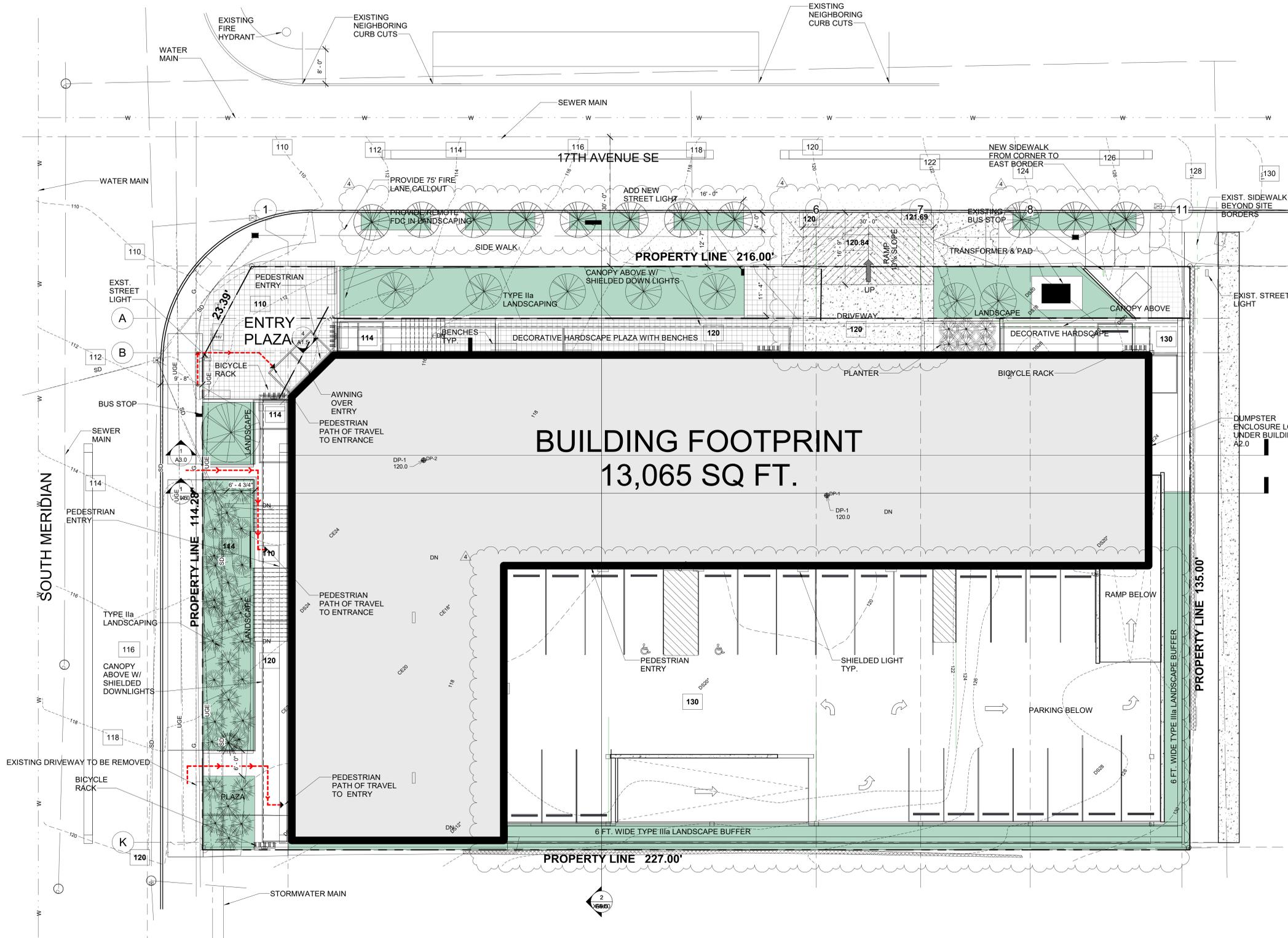
TOPOGRAPHIC SURVEY

PURITY MEDICAL SPA OF WASHINGTON, LLC
 1617 S MERIDIAN
 PUYALLUP, WA 98371

PROJECT NO. 23-181

DRAWN BY: MTS
 CHECKED BY: TNW
 DATE: 5/11/2023

SHEET 1 OF 1



BUILDING FOOTPRINT
13,065 SQ FT.

GENERAL NOTES: SITE PLAN

- SITE IMPERVIOUS = 0.530 ac
SITE PERVIOUS = 0.262 ac
1. DUMPSTER ENCLOSURE LOCATED UNDER THE BUILDING ON LEVEL 3. ENCLOSURE TO BE DRAINED TO SANITARY SEWER CONNECTED TO BUILDING WASTE SYSTEM.
 2. AT TIME OF CIVIL PERMIT REVIEW PROVIDE STREET LIGHTING SHEET FOR CITY TO REVIEW.

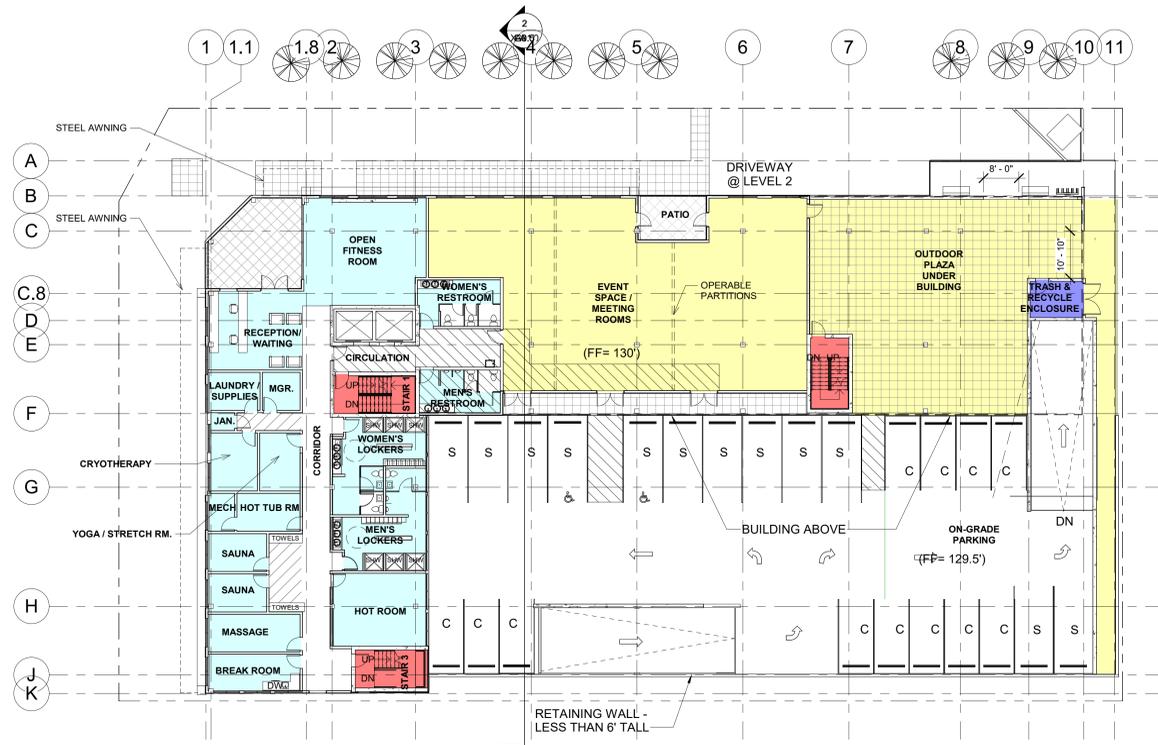
LEGEND: SITE PLAN

- 120 EXIST. CONTOUR ELEVATION
- 120 PROPOSED SPOT ELEVATION
- DP-1 DATA POINT (WETLAND)
- PLOT LINE
- WATER MAIN
- EXISTING STREET LIGHT
- NEW STREET LIGHT
- EXST. BUS STOP SIGN

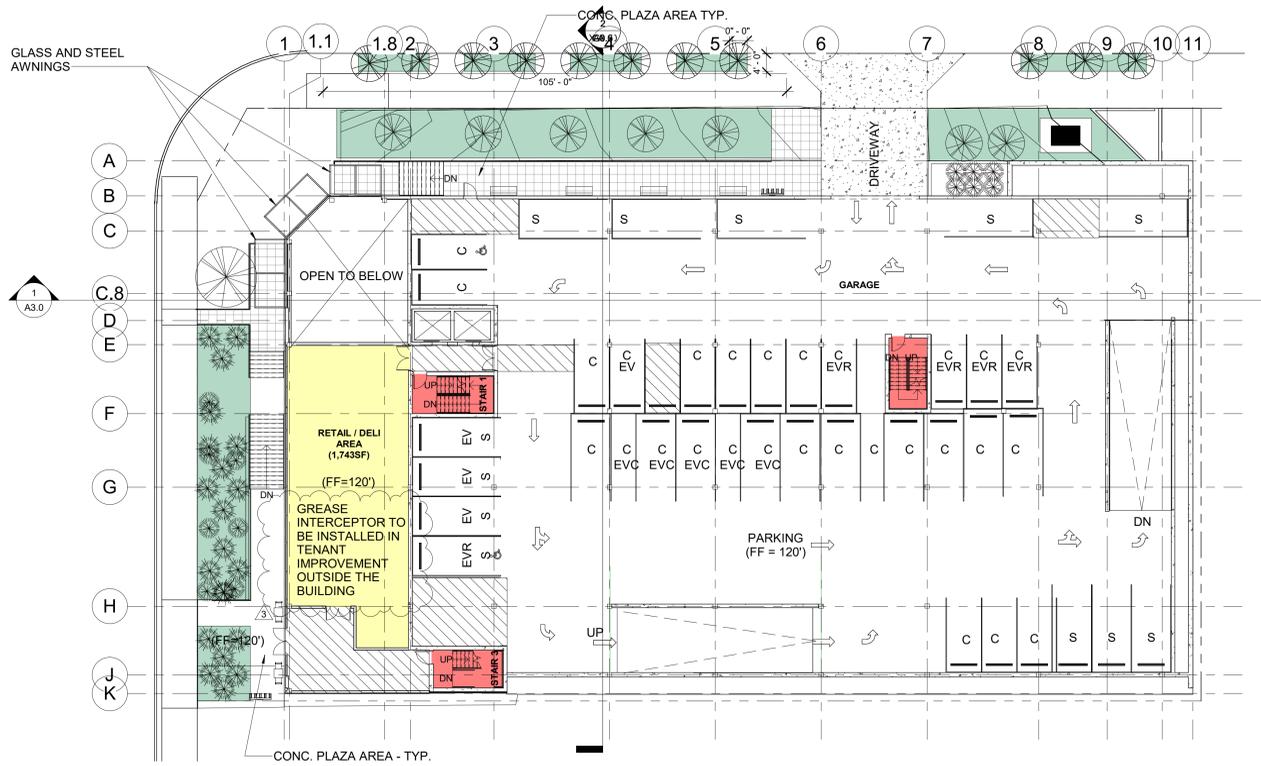
SITE PLAN
SCALE: 1" = 10'-0"

revisions:		
No.	Description	Date
2	CITY COMMENTS DRT#2	06-17-24
4	CITY COMMENTS DRT#4	01-08-25

job No: -
date: 04-29-24
drawn by: PSF
reviewed by: IHB

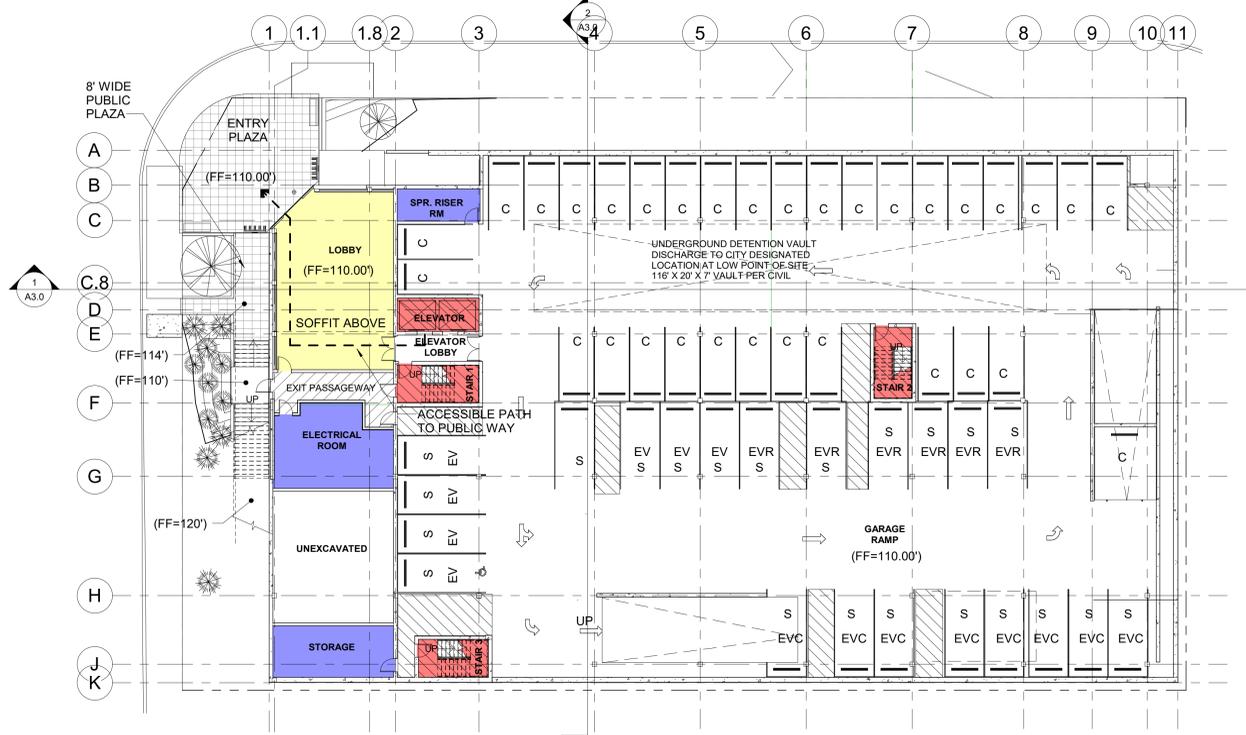


LEVEL 3
SCALE: 1/16" = 1'-0"



LEVEL 2
SCALE: 1/16" = 1'-0"

- LEGEND**
- PUBLIC SPACE
 - MEDICAL OFFICE
 - DECK OR PLAZA
 - GENERAL/ PROFESSIONAL OFFICE
 - VERTICAL CIRCULATION
 - BACK OF HOUSE/ MAINTENANCE
 - PRIVATE PATIO
 - LANDSCAPING
 - CIRCULATION



LEVEL 1
SCALE: 1/16" = 1'-0"



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Kent, WA 98032
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www.ihbarchitects.com

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PARCEL NO. 775000140

PUYALLUP MEDICAL OFFICES
1617 S. MERIDIAN
PUYALLUP, WA

FLOOR PLANS

No.	Description	Date
2	CITY COMMENTS DRT#2	06-17-24
3	CITY COMMENTS DRT#3	08-05-24
4	CITY COMMENTS DRT#4	01-08-25

job No: -
date: 04-29-24
drawn by: PSF
reviewed by: IHB

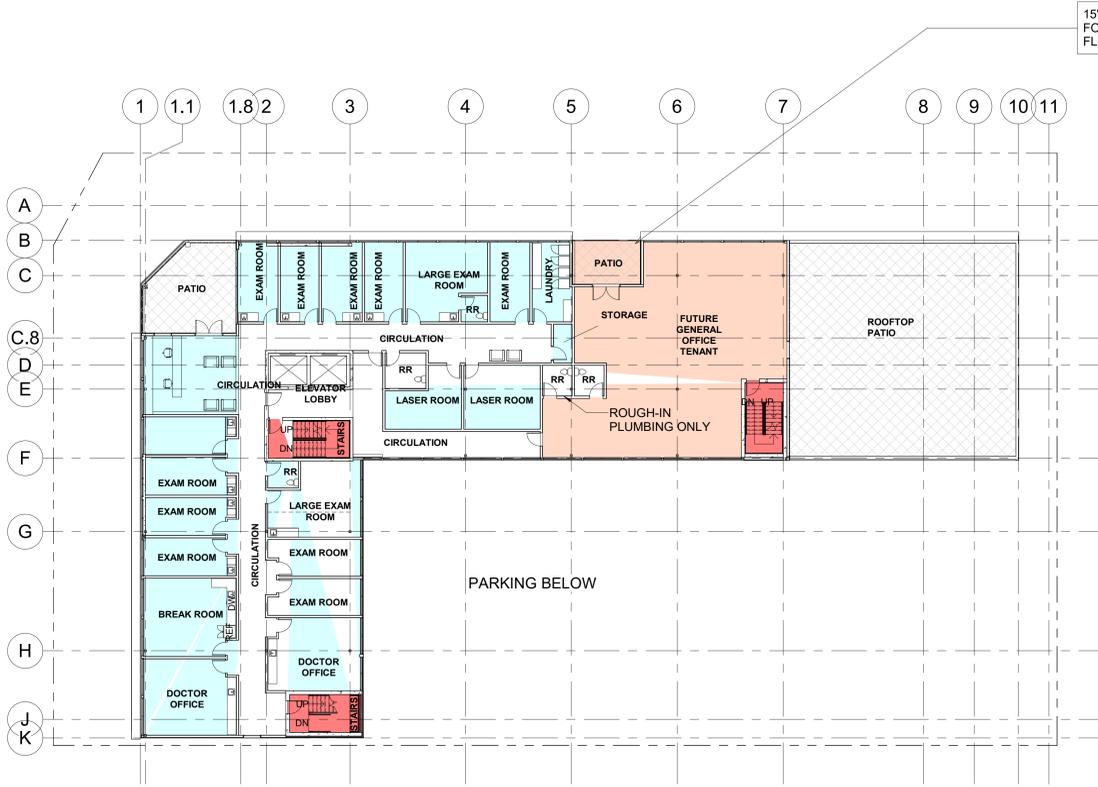
A2.0

2/27/2025 3:33:31 PM

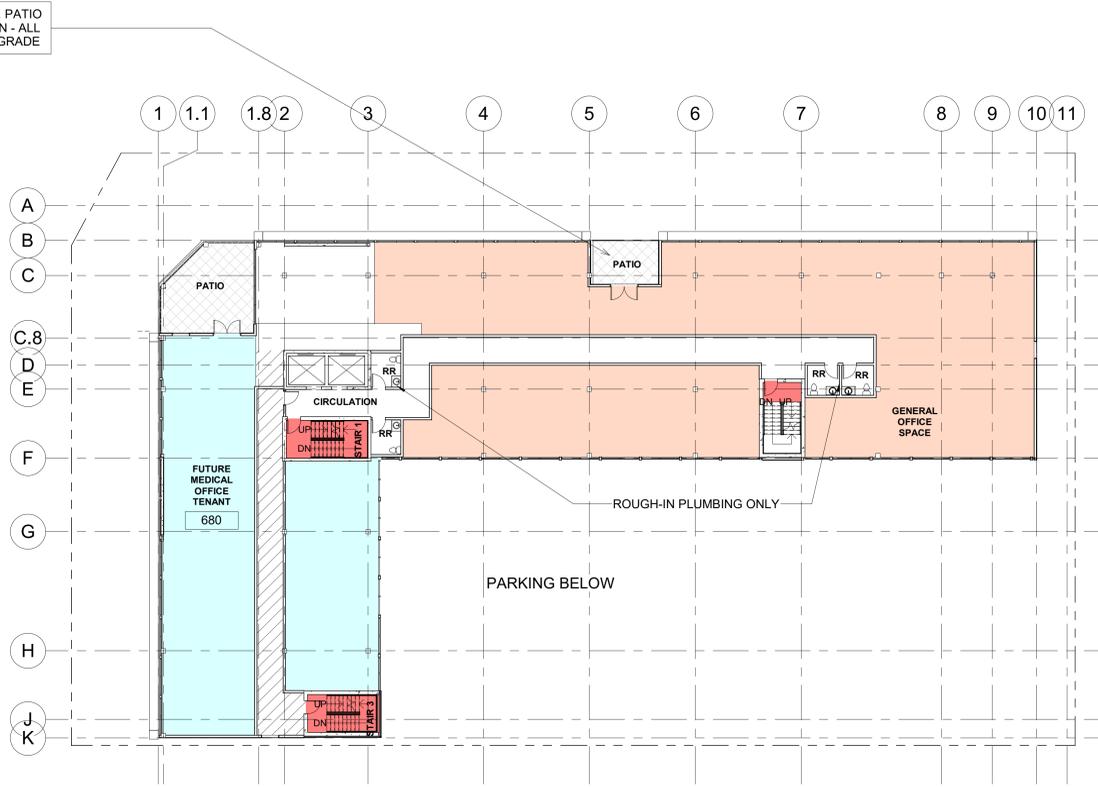
revisions:		
No.	Description	Date
2	CITY COMMENTS DRT#2	06-17-24
3	CITY COMMENTS DRT#3	08-05-24
job No:	-	
date:	04-29-24	
drawn by:	PSF	
reviewed by:	IHB	

LEGEND

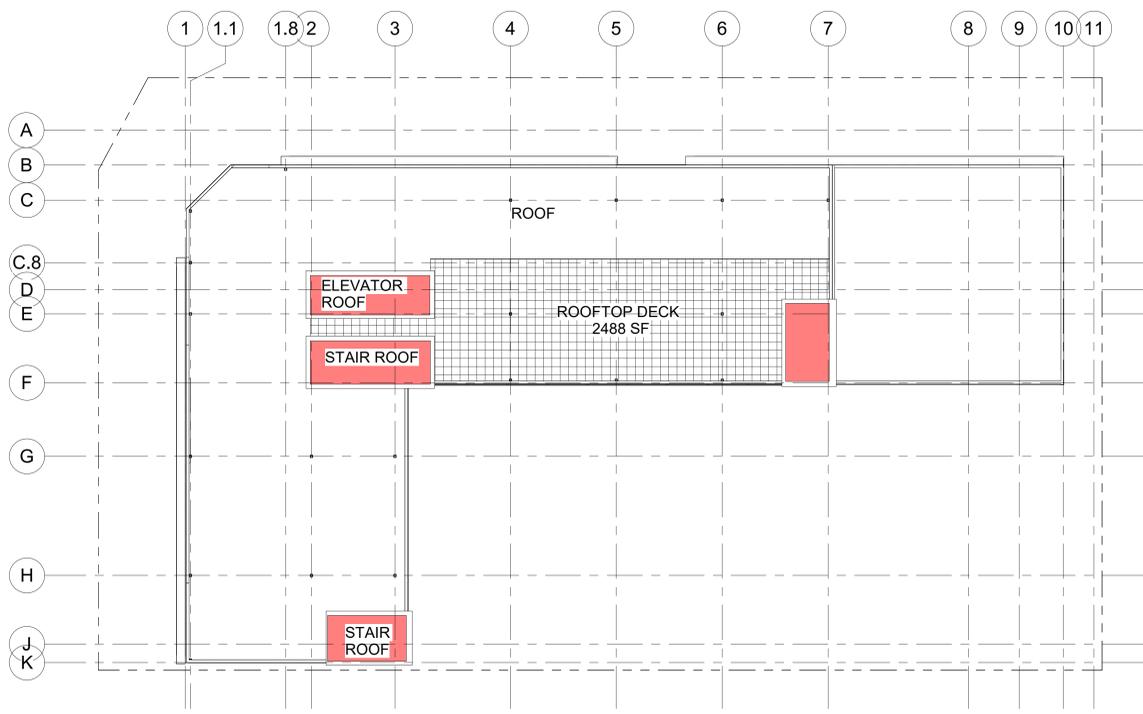
- PUBLIC SPACE
- MEDICAL OFFICE
- DECK OR PLAZA
- GENERAL/ PROFESSIONAL OFFICE
- VERTICAL CIRCULATION
- BACK OF HOUSE/ MAINTENANCE
- PRIVATE PATIO
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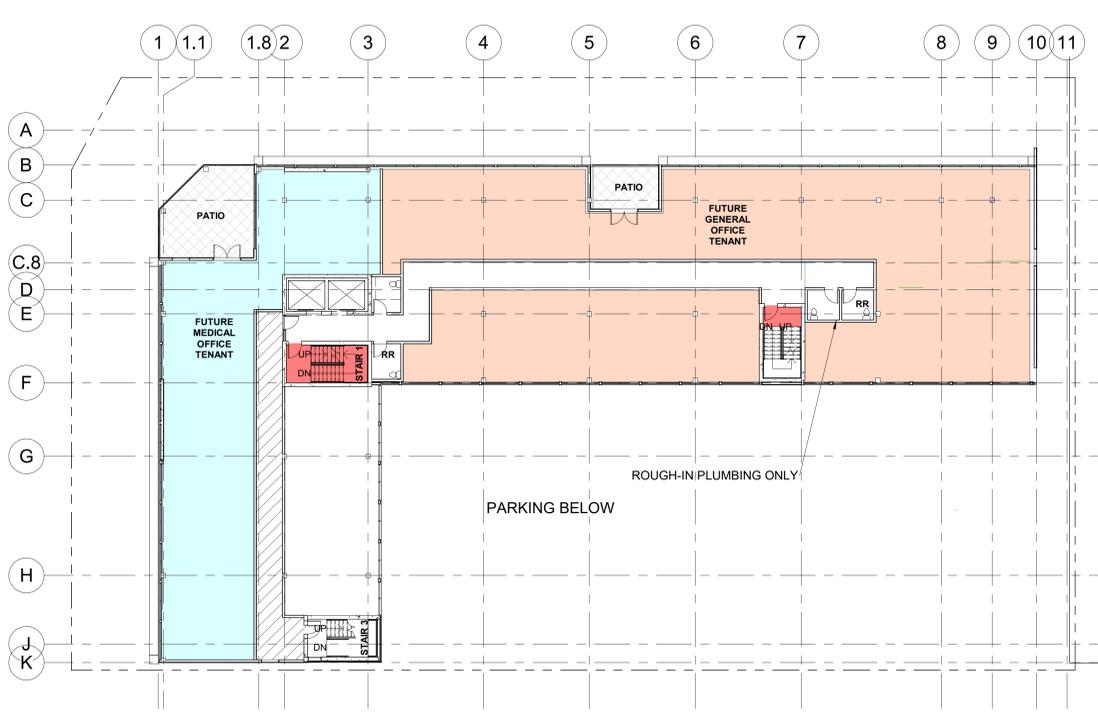
LEVEL 6
SCALE: 1/16" = 1'-0"



LEVEL 5
SCALE: 1/16" = 1'-0"



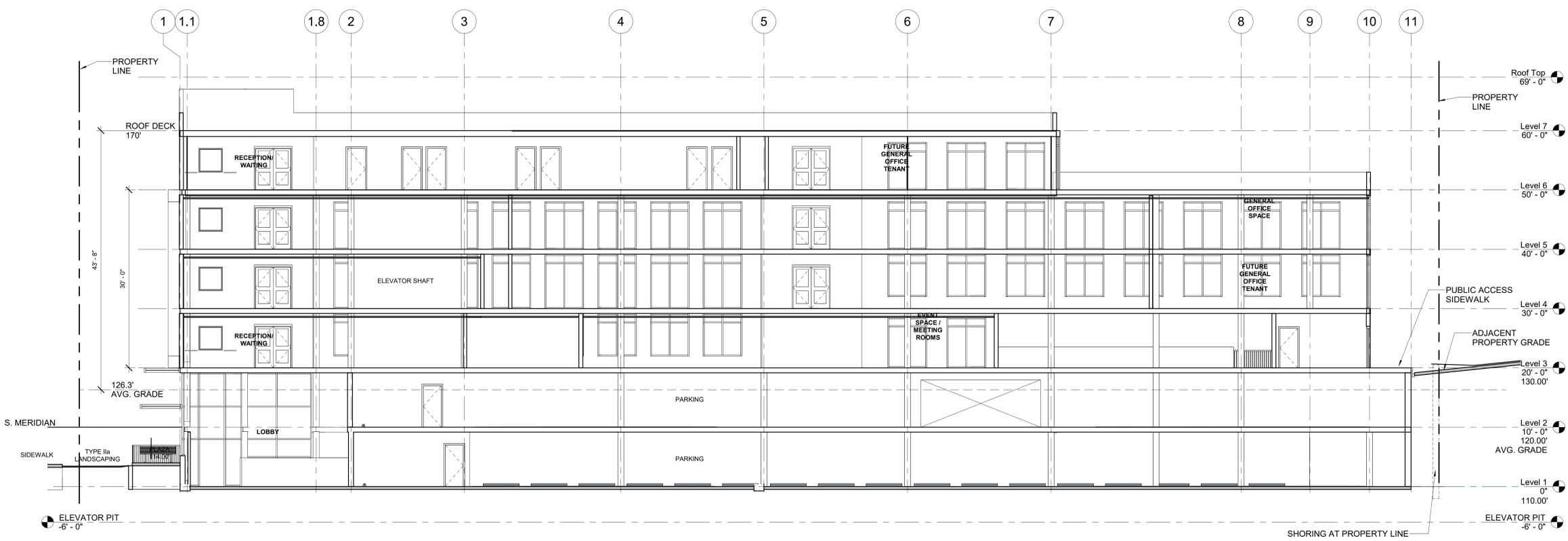
ROOF
SCALE: 1/16" = 1'-0"



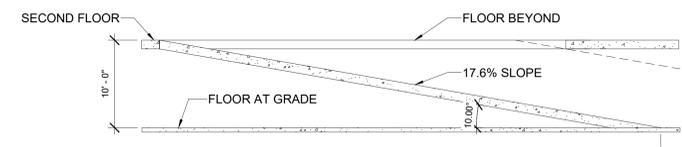
LEVEL 4
SCALE: 1/16" = 1'-0"

revisions:		
No.	Description	Date
2	CITY COMMENTS DRT#2	06-17-24
3	CITY COMMENTS DRT#3	08-05-24
4	CITY COMMENTS DRT#4	01-08-25

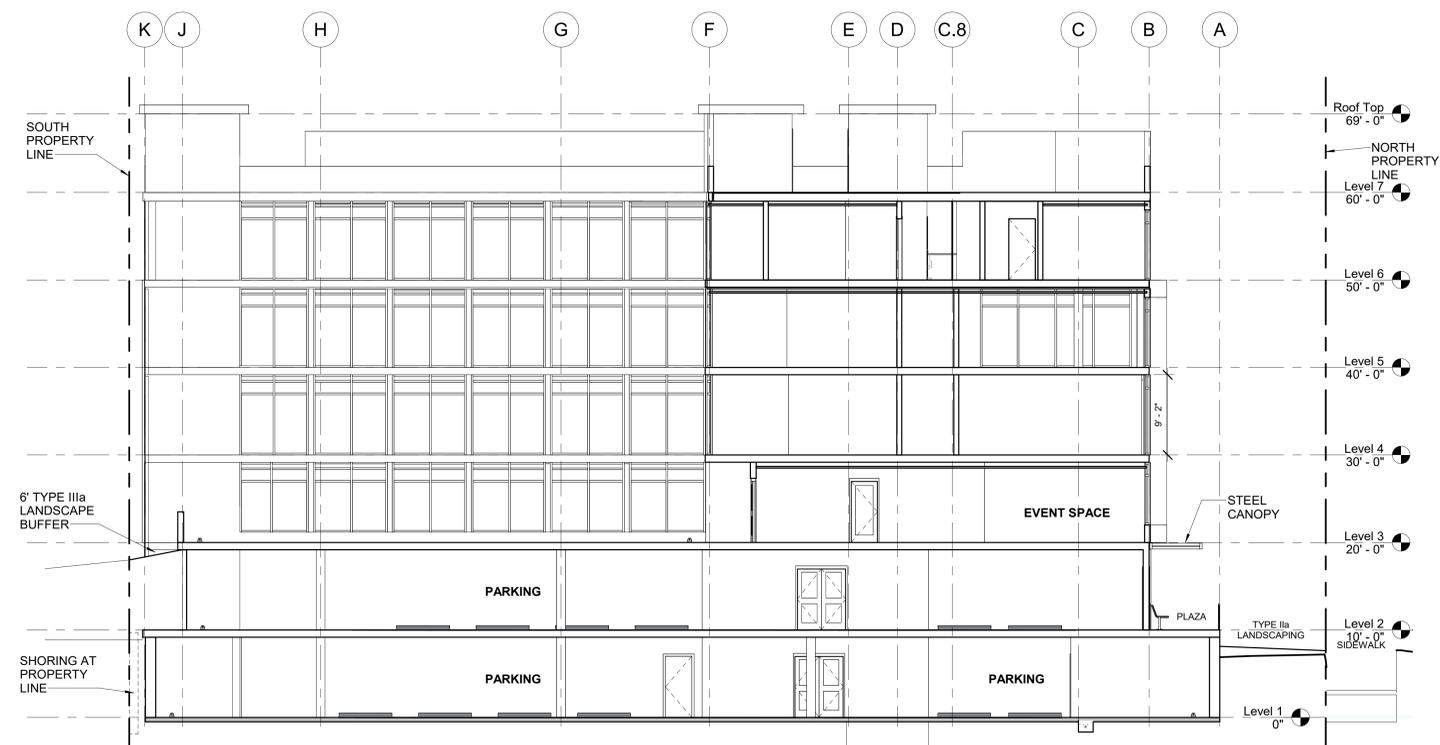
job No: -
date: 04-29-24
drawn by: PSF
reviewed by: IHB



EASTWEST SECTION
SCALE: 1/8" = 1'-0"



Garage Ramp L1-L2-L3
SCALE: 1/8" = 1'-0"



NORTH/SOUTH SECTION
SCALE: 1/8" = 1'-0"



NORTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

NOTE

All design elements as required in PMC 20.26.300 and as answered in the NDR Application are demonstrated in our project design herein.

NOTE
 AVERAGE ADJOINING GRADE CALCULATED USING FORMULA BELOW PER PMC 20.15.005.

$$AAG = \frac{\sum (A \times WL)}{\sum WL}$$

$$126.3' = \frac{77896}{616}$$

MAXIMUM BUILDING HEIGHT PER CG ZONE: 50'
 MAXIMUM ELEVATION: 176.3'
 ROOF ELEVATION: 170'-0"



WEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



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PARCEL NO: 779000140

PUYALLUP MEDICAL OFFICES
 1617 S. MERIDIAN
 PUYALLUP, WA

ELEVATIONS

No.	Description	Date
2	CITY COMMENTS DRT#2	06-17-24
3	CITY COMMENTS DRT#3	08-05-24

job No: -
 date: 04-29-24
 drawn by: PSF
 reviewed by: IHB

A4.0

1/16/2024 9:23:12 AM



NOTE

All design elements as required in PMC 20.26.300 and as answered in the NDR Application are demonstrated in our project design herein.

SOUTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



TREES NOT SHOWN FOR CLARITY

EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



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PARCEL NO: 779000140

PUYALLUP MEDICAL OFFICES
1617 S. MERIDIAN
PUYALLUP, WA

ELEVATIONS

revisions:		
No.	Description	Date
2	CITY COMMENTS DRT#2	06-17-24
3	CITY COMMENTS DRT#3	08-05-24

job No: -
date: 04-29-24
drawn by: PSF
reviewed by: IHB

A4.1

1/16/2024 9:06:48 AM



AERIAL VIEW OF ENTRY AT NORTHWEST CORNER



STREET VIEW ALONG 17TH AVE. SE (NORTHEAST)



VIEW AT CORNER OF S MERIDIAN AND 17TH AVE. SE



VIEW FROM S MERIDIAN (WEST)



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PARCEL NO: 779000140

PUYALLUP MEDICAL OFFICES
1617 S. MERIDIAN
PUYALLUP, WA

3D PERSPECTIVE
VIEWS

revisions:		
No.	Description	Date
2	CITY COMMENTS DRT#2	06-17-24
3	CITY COMMENTS DRT#3	08-05-24

job No: -
date: 04-29-24
drawn by: PSF
reviewed by: IHB

A5.0

1/16/2024 9:39:27 AM



VIEW FROM SOUTH



VIEW FROM SOUTHEAST CORNER



VIEW OF COURTYARD AT PARKING LEVEL 3



VIEW AT BUILDING ENTRY



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PARCEL NO: 779000140

PUYALLUP MEDICAL OFFICES
1617 S. MERIDIAN
PUYALLUP, WA

3D PERSPECTIVE
VIEWS

revisions:		
No.	Description	Date
2	CITY COMMENTS DRT#2	06-17-24
3	CITY COMMENTS DRT#3	08-05-24

job No: -
date: 04-29-24
drawn by: PSF
reviewed by: IHB

A5.1

1/16/2024 9:45:56 AM



City of Puyallup
Development Services
333 S. Meridian
Puyallup, WA 98371
Tel. (253) 864-4165 Fax. (253) 840-6670

SEPA ENVIRONMENTAL CHECKLIST (2015 UPDATED VERSION)

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

If you are not already submitting an 8-1/2" x 11" reduction of your project site plan to the city as part of a companion case submittal, please submit a copy as a part of this SEPA application.

Please submit eight (8) copies of the completed SEPA checklist application packet.

A. BACKGROUND

1. Name of proposed project:

2. Name of Applicant:

3. Mailing address, phone number of applicant and contact person:

4. Date checklist prepared:

5. Agency requesting checklist:

6. Proposed timing or schedule (including phasing, if applicable):

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

10. List any governmental approvals or permits that will be needed for your proposal, if known.

11. Give brief, complete description of your proposal, including uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information or project description).

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, if any, and section, township, and range, if known. If the proposal would occur over a range of area, provide the range of boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site
(circle one): Flat, rolling, hilly, steep, slopes, mountains, other _____
- b. What is the steepest slope on the site (approximate percent slope)? _____
- c. What general types of soils are found on the site (for example: clay, sand, gravel, peat, muck)?
If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NRCS maps for Pierce County indicate that the site is underlain by Kapowsin gravelly ashy loam (15% to 30% slopes) and Kitsap silt loam (8% to 30% slopes). These soils would have a slight to severe erosion potential in a disturbed state depending on the slope magnitude.

- e. Describe the purpose, type and approximately quantities of any filling or grading proposed. Indicate source of fill.

- f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

- g. About what percent of the site will be covered with impervious surface after project construction (for example: asphalt or buildings)?

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

2. **Air**

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any.

3. **Water**

- a. Surface Water:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream and river it flows into.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

4. Will the proposal requires surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.

5. Does the proposal lie within a 100-year floodplain. If so, note location on the site plan.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

b. Ground:

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals.....; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

c. Water Runoff (including storm water):

1. Describe the source of runoff (including storm water) the method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this flow into other waters? If so, describe.

2. Could waste materials enter ground or surface waters? If so, generally describe.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

4. **Plants**

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

pasture

crop or grain

orchards, vineyards or other permanent crops.

wet solid plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

c. List threatened or endangered species known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

- e. List all noxious weeds and invasive species known to be on or near the site.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other _____

Mammals: deer, bear, elk, beaver, other _____

Fish: bass, salmon, trout, herring, shellfish, other: _____

- b. List any threatened or endangered species known to be on or near the site.

- c. Is the site part of a migration route? If so, explain.

- d. Proposed measures to preserve or enhance wildlife, if any.

- e. List any invasive animal species known to be on or near the site.

6. Energy and Natural Resources

- a. What kind of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

- c. What kind of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1. Describe any known or possible contamination at the site from present or past uses.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

4. Describe special emergency services that might be required.

5. Proposed measures to reduce or control environmental health hazards, if any:

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

3. Proposed measures to reduce or control noise impacts, if any.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

c. Describe any structures on the site.

d. Will any structures be demolished? If so, what?

e. What is the current zoning classification of the site?

f. What is the current comprehensive plan designation of the site?

g. If applicable, what is the current shoreline master program designation of the site?

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

i. Approximately how many people would reside or work in the completed project?

j. Approximately how many people would the completed project displace?

k. Proposed measures to avoid or reduce displacement impacts, if any?

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

- c. Proposed measures to reduce or control housing impacts, if any.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principle exterior building material(s) proposed?

b. What views in the immediate vicinity would be altered or obstructed?

c. Proposed measures to reduce or control aesthetic impacts, if any.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

b. Could light or glare from the finished project be a safety hazard or interfere with views?

c. What existing off-site sources of light or glare may affect your proposal?

- d. Proposed measures to reduce or control light and glare impacts, if any?

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

- b. Would the proposed project displace any existing recreational uses? If so, describe.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

- h. Proposed measures to reduce or control transportation impacts, if any:

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

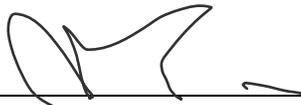
Internet/Cable

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

C. SIGNATURE

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and in exhibits attached hereto are true and correct to the best of my knowledge and belief. I understand that the processing of this application may require additional supporting material upon request to City staff.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and it's agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes, and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

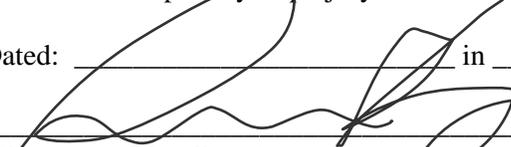
Signature of Property Owner:  _____

Date: _____

Signature of Agent:  _____

Date: _____

I declare under penalty of perjury of the laws of the State of Washington that the foregoing is true and correct.

Dated:  in _____, Washington.


(Signature of Applicant)