



City of Puyallup

Development and Permitting Services

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

DATE: December 13, 2022

TO: Matt Reeves

FROM: Gabriel Clark, Planning Technician

PROJECT: PLPRE20220160

SITE ADDRESS: 221 TODD RD NW, PUYALLUP, WA 98371; 325 TODD RD NW, PUYALLUP, WA 98371.

PROJECT DESCRIPTION (as provided by applicant): New PSE Operational Training Facility. The main OTC building is 41,228 SF and will consist of office/commercial/instructional spaces. The Outdoor Training area will consist of 8,148 SF of enclosed spaces, and 4,604 SF of covered areas.

Thank you for meeting with the city's Development Services staff to discuss your proposed project. The following information highlights the issues discussed at our meeting and is provided for your use. Please note that the information provided is a list of specific issues discussed and is not intended to replace the final condition letter that will be provided to you when a formal application is submitted and reviewed. We hope that you find this information helpful and informative as you proceed through the permitting process.

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

- Complete application form, signed and dated
- Supporting documents, as outlined on the application form checklist
- At time of building permit, building plans will need to be complete with all building, mechanical, plumbing, energy code items and accessibility requirements that may apply on plans

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

MEETING NOTES

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

- The site is in the ML zone district and the LM/W Comprehensive Plan designated area. Consult PMC 20.35 for zone specific standards. This type of use (private construction trades vocational school) is not clearly defined in the ML zoning code as allowed; however, in conversations with our Department Director on other similar proposals, in those cases we have made an informal finding that the proposed use will be allowed in this zone district given the

characteristics of the construction trades training and hands on lab work in construction trades activities work, which appears to be normal and typical to a light industrial zone district. This will allow the uses to be established consistent with the ML zone and PMC 20.35.015

- Additional Submittal Item Required: Project scope is subject to SEPA review. Provide SEPA checklist with land use permit. SEPA checklist can be downloaded from City website at www.cityofpuyallup.org/DocumentCenter/View/9788/SEPA-Checklist-FILLABLE
- Additional Submittal Item Required: Industrial Design Review application (to be included with your land use or building permit application). Your project is subject to administrative design review for industrial style buildings see PMC 20.26.400 for specific design standards. Since this is an administrative process, your design submittal will be reviewed by the Director or designee who will approve, approve with conditions, or deny your design. Your design review application must be submitted as a supplemental form with the first submittal you submit to the City (whether that is your land use permit (any permit beginning with a “PL”) or a building or civil permit (any permit beginning with a “PR”). Please contact case planner for application form.
- Additional Submittal Item Required: Preliminary site plan application required for this scope of work. Application form can be downloaded from the City's website at <https://www.cityofpuyallup.org/DocumentCenter/View/10804>
- Critical Aquifer Recharge Area: The proposal is located within a Critical aquifer recharge areas. A report may be required for this proposal. Reporting requirements vary based on the proposed use of the property. Most land subdivisions for example, 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.
- Additional Submittal Item Required: Existing trees on the site which are larger than 15” in Diameter at Breast Height (DBH) are considered to be ‘significant trees’ 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 and civil construction permit landscape plan.
- Additional Submittal Item Required (Critical Area Report): Wetland and/or wetland buffer areas: The proposal is located within 300 ft of a known or suspected regulated wetland. A report from a qualified wetland biologist, meeting the requirements of PMC 21.06.950 and 21.06.530 is required for any lands suspected (mapped or unmapped) or known on a site or a site within 300’ of suspected or known wetlands. The report must have been produced in the last 5 years to be valid.

- The following Puyallup Municipal Code (PMC) section exempts certain wetland sizes from local critical area regulations: PMC 21.06.910 (4) All wetlands shall be regulated and subject to the provisions of this chapter regardless of size, except for Category III wetlands less than 2,500 square feet if the wetland is not associated with a riparian corridor or part of a wetland mosaic and Category IV wetlands less than 10,000 square feet. Impacts will be allowed to Category III wetlands between 2,500 square feet and 3,000 square feet, if the following criteria are met as detailed in an approved critical area report demonstrating:
 - (a) The wetland is not associated with a riparian corridor;
 - (b) The wetland is not part of a wetland mosaic;
 - (c) The wetland does not score six points or greater for habitat in the Western Washington Wetland Rating System form;
 - (d) The wetland does not contain habitat identified as essential for local populations of priority species identified by the Washington Department of Fish and Wildlife; and
 - (e) The impacts are fully mitigated in accordance with any conditions from the state Department of Ecology and/or U.S. Army Corps (USACE). This exemption does not relieve the applicant/property owner from permits required by the state Department of Ecology and/or U.S. Army Corps (USACE). The applicant/property owner shall provide proof of applicable approvals, exemptions and/or permits obtained from the state Department of Ecology and/or U.S. Army Corps (USACE) prior to the city approving any construction permits for the subject fill action.

During the meeting, the applicant asked which agency would have final review authority over the wetland mitigation for this project. If the wetlands impacted meet the exempt levels listed above, then no local review of the mitigation plan would be required, only proof the proper permits from Dept. of Ecology and USACE had been obtained.

- Septic: The City's will have to provide approval for the location of any onsite septic systems. The location of the systems will have to be included in the wetland reports with analysis from your biologist team confirming that no impacts to the wetland or wetland mitigation site (as applicable) are anticipated.
- Volcanic Hazard Area: 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.
- PMC 20.55.010 Number of parking spaces required: 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. Uncovered storage: one space for each 5,000 square feet of uncovered storage area; 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;
- **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.
 - 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.
 - Please document the calculation and proposal for LID parking reduction you are pursuing per PMC 20.55.018 on the site plan sheet under the parking calculation
 - Landscape yard widths for this project; Front yard (Todd Rd): 12 ft, street side yard (Decheaux Rd): 10 ft, Rear (Train Tracks): 6 ft. 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. 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. Storm water facilities shall be landscaped in accordance with SLD-02, contained in the VMS.
 - **Parking Area Landscaping Required** 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 of the City's Vegetation Management Standards Manual (VMS)). 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 depth of each landscape island to match the abutting stall depth. All internal landscape islands (landscape islands entirely surrounded by paving) shall be a minimum of 15' in width with a minimum depth of each landscape island to match the abutting stall depth. 'Head-to-head' parking stalls and internal landscape islands shall be separated by a 'connector landscaping strip' a minimum of 6' in width. 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. 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.

- Landscaping Requirements: PMC 20.58 outlines landscaping requirements. 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. The City also has a companion design manual - the Vegetation Management Standards (VMS) manual - found here: www.cityofpuyallup.org/puyallupvms. Please consult both the code landscape code section and the VMS for a full list of landscape requirements.
- Additional Submittal Item Required: Preliminary site plan application required for this scope of work. Application form can be downloaded from the City's website at <https://www.cityofpuyallup.org/DocumentCenter/View/10804>
- Street trees are required where planter space is available, consistent with PMC 11.28 and the VMS. The City also has a companion design manual - the Vegetation Management Standards (VMS) manual - found here: www.cityofpuyallup.org/puyallupvms. 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: www.cityofpuyallup.org/engdetailsroadway. Include public works Standards 01.02.02, 01.02.03, 01.02.04, 01.02.08A in your final design plans.

Fire Review - David Drake ; (253) 864-4171 ; DDrake@PuyallupWA.gov

- • Comply with 2018 IFC and IBC or current code year.
- Comply with City Municipal codes and standards.
- Any structure over 7500 square feet shall require a fire alarm system per the PMC.
- Fire alarm system to be designed to "Total Coverage" per NFPA 72 and requires U.L. Certification per the PMC.
- Any new structure more than 10,000 square feet shall require a fire sprinkler system per PMC.
- The fire sprinkler shall be designed and installed per NFPA 13.
- Provide FDC, PIV, Fire Hydrant and Riser Room locations.
- The FDC requires a dedicated Fire Hydrant located not less than 10' or no greater than 15' from the Fire Hydrant.
- Frontage fire hydrants will be required on 4th Street NW and Todd Rd. The fire hydrants on Todd Rd are private dry hydrants that are owned and monitored by Fred Meyer and cannot be utilized.
- Fire Hydrants shall be placed to reach all points of a structure within 400'.
- Fire Hydrants shall be placed 50' from the structure.
- Do not block Fire Hydrants, PIV, or FDC with parking stalls.
- Frontage Fire Hydrants will be required.
- Buildings or facilities exceeding 30' or three stories in height shall have at least two means of fire apparatus access for each structure. These shall be aerial fire access roads, a minimum of 26' wide excluding shoulders. At least one of the required access routes meeting this condition shall be within a minimum of 15' and a maximum of 30' from the building and shall be positioned parallel to one entire side of the structure. (IFC 2018 Edition Appendix "D" Sections D104 and D105.)
- Where two fire access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between the accesses.
- The fire access road (lane) shall be a minimum 26' in front of hydrants and 26' if the building is over 30' in height.
- A Fire Lane striping / No Parking-Fire Lane signage sheet will be required at Civils.
- Auto-turn or equivalent program required to demonstrate code compliance.
- Email ddrake@puyallupwa.gov for fire apparatus specs for turning radiuses.
- Gated access with require enough room for traffic queuing. Electronic gates will require

Opticon with manual override.

- Underground storm vault will need to be fire truck rated.

Engineering Review - Lance Hollingsworth ; (253) 770-3337 ; LHollingsworth@PuyallupWA.gov

- ENGINEERING - Lance Hollingsworth (253) 253-2126 lhollingsworth@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 Commercial Permit will be reviewed for compliance with the 2019 Stormwater Management Manual for Western Washington (ECY 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 ECY 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:
 - o Engineering plans submitted for review and approval shall be on 24 x 36-inch sheets.
 - o Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this project / plat.
 - o 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.
 - o 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.
 - o 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.

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

- The water district for this site is currently Dechaux Mutual Water. Because it is unlikely that the Dechaux system can provide adequate domestic and fire flow for the proposed project, the applicant should contact them regarding a service area adjustment to include the site in the Puyallup water service area. If the Dechaux system can provide adequate flow from the project, the applicant shall provide a water availability letter prior to building permit issuance for the site and design the system per their standards and fees. A service area revision requires the approval of Dechaux Mutual Water, the City of Puyallup Water Department, Puyallup City Council, and the Washington State Department of Health. [RCW 19.27.097 & PMC 14.02.130]
- Fire hydrants and other appurtenances such as Double Detector Check Valve Assembly (DDCVA) and Post Indicator Valve (PIV) shall be placed as directed by the Puyallup Fire Code Official.
- If the project moves to the Puyallup water district, as determined at the previous pre-application meeting, the City will require a 12" mainline extension from the existing watermain at the intersection of Spencer Road and Todd Road NE and terminating at the Westernmost property edge of the development parcels. A water model performed by a third party will be required to confirm that adequate fire flows are available for the site. If, per the water model, the proposed extension does not meet fire flow requirements, a looped connection from Spencer Road to the existing watermain in 7th St NW may be required.
- 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. 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.
- 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)]
- Any wells on the site must be decommissioned in accordance with Washington State requirements. Documentation of the decommissioning must be provided along with submittal of engineering drawings. If an existing well is to remain, the well protection zone shall be clearly delineated and appropriate backflow protection (Reduced Pressure Backflow Assemblies) shall be installed at all points of connection to the public water system. [PMC 14.02.220(3)(b)]
- To demo a private well: The applicant is responsible to demolish the existing private well per Tacoma Pierce County Health Department requirements. A decommissioning certificate shall be filed with Pierce County and a copy submitted to the City of Puyallup.

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 current 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]

- 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]

SEWER

- The property is currently over 300' from the city's sanitary sewer system. While the site is located within the city's sanitary sewer service area, septic use is an acceptable option under current city regulations. Permit/design approval must be obtained from the Tacoma Pierce County Health Department.
- If you choose to connect, the proposed sewer system shall be designed and constructed to current City standards. [PMC 14.08.070]
- 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]
- The applicant could connect into the existing public system located within the following locations:
 - Manhole No. S5-03097, near the Crossland Economy Studios site at the intersection of N Meridian Street and Spencer Road, approximately 1,050 feet south of Todd Road. This manhole is 9'-8" deep.
 - Manhole No. S5-00088, near the intersection of Valley Avenue NW and 7th Street NW, approximately 700 feet south of Todd Road. This manhole is 9'-2" deep.
- If a proposed connection is to occur outside the city right of way, 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)]
- The sanitary sewer main shall be located 5-feet east or north of roadway centerlines. [PMC 17.42]
- A structure is needed to be placed at the property line to distinguish ownership/maintenance responsibility.
- If any buildings on site are to be disconnected 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]
- Enclosures (with roof) shall be required for all new commercial and redevelopment projects where Minimum Requirement #1 through #5 or Minimum Requirement #1 through #9 are required, as outlined in the Ecology Manual. Enclosures shall be covered (roof) and fully enclosed to prevent precipitation from entering containers, compactors, grease traps and the enclosure floor. This does not exempt the requirement for watertight containers.
- The interior floor of the enclosure area shall slope towards a Type I catch basin, or equivalent, and be plumbed to sanitary sewer. Review the City Trash Enclosure standards in Section 208 of design standards.

STORMWATER

- Design shall occur pursuant to the 2019 Stormwater Management Manual for Western Washington (The 2019 ECY Manual).
- There is a 12-inch storm drain line on the north side of Todd Road NW which drains by gravity. There is a 12-inch storm drain line on the south side of Todd Road NW which drains to a City lift station. The City would prefer that the project drain to the gravity line. If the applicant proposes connection to the lift station system, the City has previously determined to allow the applicant to analyze the lift station capacity for adequacy to receive flows at the applicant's expense. This study will then be sent to a third party for review. The City will provide available as built /design information for the analysis upon public records request.
- Preliminary feasibility/infeasibility testing for infiltration facilities shall be in accordance with the site analysis requirements of the Ecology Manual, Volume III, Chapter 3.2, specifically:
 - Groundwater evaluation via a continuous monitoring well during the wet weather months (December 1 through April 1).
 - Hydraulic conductivity testing:
 - o 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 1 through April 1) is required.
 - o 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 V Section 5.2.7.
- 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 Preliminary Site Plan approval to ensure that adequate stormwater facilities are anticipated prior to development of the individual lot(s). The preliminary stormwater site plan shall reasonably estimate the quantity of roof and driveway 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:
 - o 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]
 - o A written technical report that clearly delineates any offsite basins tributary to the project site and includes the following information: [PMC 21.10.060]
 - o the quantity of the offsite runoff;
 - o the location(s) where the offsite runoff enters the project site;
 - o how the offsite runoff will be routed through the project site.
 - o the location of proposed retention/detention facilities
 - o and, the location of proposed treatment facilities

o All pipe reaches shall be summarized in a Conveyance Table containing the following minimum information and included in the SSP:

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-1.2]

- 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

- Stormwater system development fees are due at the time of civil permit issuance for commercial developments and do not vest until time of permit issuance. Fees are increased annually on February 1st. The City will assess the number 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 \$4,260.00 for the first 15 fixture units and an additional charge of \$285.42 for each fixture unit in excess of the base 15 plumbing fixture units. [PMC 14.02.040]

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 \$5,890.00 for the first 15 plumbing fixture units and an additional charge of \$394.63 for each fixture unit in excess of the base 15 plumbing fixture units. [PMC 14.10.010, 14.10.030]

Stormwater

- A Stormwater Systems Development fee will be assessed for each new equivalent service unit (ESU) in accordance with PMC Chapter 14.26. Each ESU is equal to 2,800 square feet of 'hard' surface. The current SDC as of this writing is \$3,560.00 per ESU.

Building Review - David Leahy ; (253) 320-1561; DLeahy@PuyallupWA.gov

- No building comments at this time.

Traffic Review - Bryan Roberts ; (253) 278-1156; BRoberts@PuyallupWA.gov

- Due to additional review from city staff traffic comments will be provided after Dec 20.