



NOTICE OF DECISION

Patagon Self Storage

TUM-23-1905

July 31, 2024

The City of Tumwater has issued a Formal Site Plan Review Approval for project number TUM-23-1905 – Patagon Self Storage for the construction of a 309 unit self storage facility with leasing office located at 2800 37th Avenue SW, Tumwater, WA 98512. Thurston County Tax Parcel Number: 63040000100.

The complete decision may be viewed on the City’s website at www.ci.tumwater.wa.us and choosing Community Development / Permitting & Building / Notice of Applications/SEPA Determinations.

A copy of the decision may also be obtained at the Community Development Department in City Hall at 555 Israel Road SW, Tumwater, WA 98501 during normal business hours. For additional information, please contact Tami Merriman, Permit Manager at tmerriman@ci.tumwater.wa.us or call (360) 754-4180.

Tumwater City Hall
555 Israel Road SW
Tumwater WA 98501

www.ci.tumwater.wa.us



Community Development
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-4180

July 31, 2024

Patagon Ventures
786 Redford Dr
Provo, UT 84604

Sent via email to: dl@patagon.net and bethz@aaieng.com

RE: Patagon Self-Storage Formal Site Plan Review Approval
TUM-23-1905; Construction of 47,424 sf self-storage, and 534 sf office space.
2800 37th Avenue SW, Tumwater, WA 98512 - Parcel #63040000100

GENERAL

The Development Review Committee for the City of Tumwater reviewed your Formal Site Plan Review application for the above-referenced project. The City hereby approves the application subject to the conditions outlined below:

All requirements of the Tumwater Municipal Code (TMC) pertaining to zoning, tree protection, critical areas, building and fire code compliance and engineering standards shall be met.

PLANNING

1. Use: The proposed project is located within the Light Industrial (LI) Zone District and the Aquifer Protection (AQP) Overlay Zone. Mini-storage is a permitted use in the LI zone, and not prohibited in the AQP zone (TMC 18.24 & 18.39).
2. Industrial Design Review Standards: The project is subject to the industrial design review standards. Please refer to Chapter 3 of the Citywide Design Guidelines.

Preliminary elevations and narrative appear to meet the design review requirements of the Citywide Design Guidelines. Elevations shall be included with building permit submittal. Design review fees are due and payable at building permit issuance.

3. Yards/Setbacks: The minimum required setbacks for the LI zone district [TMC 18.24] are as follows:
 - a. Front yard: 20 feet on 37th Avenue and RW Johnson
 - b. Side yards: 10 feet minimum (two street fronts/2 side yards)

The required setback areas shall be kept free of any building or structure not exempted under [TMC 18.42.040](#).

Maximum impervious surface for the site is 85%.

The formal site plan meets the setback and impervious surface requirements of the LI Zone District.

4. Parking: Parking for mini-storage facility is based on number of units. 1.0 space for every 100 storage units and 2.0 spaces for permanent on-site managers with a minimum of 3.0 spaces for all facilities, regardless of size. [TMC 18.47]
 - a. Parking stall sizes are as follows:
 - 9' x 18' - Standard stalls
 - 9' x 18' - Barrier-free
 - 16' x 18' - Barrier-free van stalls
 - b. The parking area must be hard-surfaced (asphalt, concrete or turfstone) and the spaces shall be defined by white striping a minimum of 4-inch wide. Parking spaces must utilize approved wheel stops to prevent vehicle overhang of a sidewalk or walkway. The parking aisle (lane) must be a minimum of 22' 6" feet wide. All vehicle maneuvering areas shall be paved.
 - c. Wheel stops shall be used adjacent to landscaped and pedestrian areas.
 - d. Bicycle storage facilities are required for the site and shall meet the requirements of TMC 18.50.120. Based on the proposed parking two short term spaces are required and one long term space is required. Please show the location of these facilities on the site plan.

The formal site plan meets the parking requirements of TMC 18.50.

5. Exterior Lighting: Site lighting shall be directed downward, inward and shielded, or other techniques may be utilized to minimize impacts on off-site uses.
 - a. A photometric lighting plan addressing all proposed exterior lighting shall show how the lighting for the site complies with the light trespass requirements outlined in TMC 18.40.035.D.
 - b. Light poles in the parking and equipment storage areas shall be limited to 24 feet in height.

Photometric plan meeting the requirements of TMC 18.40.035.D. is required at building permit submission. Lighting schedule for all exterior lighting to be included.

6. Landscaping: A landscape plan shall be submitted for the required landscaping adjacent to the right-of-way, perimeter yard areas, and storm water pond with the site development grading permit.

- a. A Type-2 buffer is required around the perimeter of the site. The Type-2 buffer shall have a minimum 8-foot wide planter area and shall contain one tree every 25 lineal feet with no less than 50% of the trees to be evergreen variety. The planter bed shall also contain shrubs and groundcover to provide 75% coverage of the area within 4 years.
- b. The parking area landscaping must meet the requirements of TMC 18.47.
 - i. TMC 18.47.050(D) has requirements for the area between the parking area and the street. There are four options for providing landscaping within this area.
- c. The plan must show proposed plantings, tree types and heights, and other vegetation. This plan must be submitted with the site development/grading and engineering permits and must be implemented prior to the issuance of a Certificate of Occupancy.
- d. Irrigation of all landscape beds is required.
- e. A landscape maintenance agreement will be required to be submitted for approval, after the landscaping is completed.

Detailed landscape plan and any modification request is required as part of Site Development Grading application submittal.

7. Signs: The Light Industrial (LI) zone allows a total of 200 square feet on all faces of all signs. Separate permits are required and height restrictions apply depending on the location of the sign. If located within 20 feet of the front property line along Select Court, the sign can only be 42-inches in height. If it is setback beyond 20 feet from the front property line, the sign can be as tall as the proposed building, or 30-feet, whichever is less (TMC 18.44).
 - a. Wall and building mounted signs shall be limited to an area not to exceed 20 percent of the public facade, provided that the total area of signs on an individual public façade or outer wall of a building does not exceed 100 square feet. In addition, no one sign may be larger than 100 square feet.

Sign permits are required for each sign.

8. Water and Sewer Availability: The City issued a water availability letter on April 18, 2024.
9. Impact Fees: Transportation impact fees will be assessed at Building Permit issuance. The amount of the fee will be in accordance with the adopted fee resolution in place at the time of submittal of fully complete Building Permit applications.

10. Transportation Concurrency: The City issued a transportation Concurrency ruling on June 28, 2024
11. Notice of Application: A notice of application was issued on April 19, 2024. Comments included the following:
 - ✓ Nisqually Indian Tribe confirmed no concern.
 - ✓ Squaxin Island Tribe confirmed no concern.
12. SEPA: A Determination of Nonsignificance was issued on July 8, 2024, no appeal was filed. Comments included the following:
 - ✓ Squaxin Island Tribe confirmed no concern.
 - ✓ Washington State Department of Ecology provided guidance on solid waste management and toxics cleanup.
13. Gophers: Administrative Determination, site is north of Trosper, no critical area report required.
14. Trees: Title 16 requires the retention of trees and vegetation during development. A minimum of 20% of total trees, or 12 trees per acres, whichever is greater is required. If site does not have the minimum, planting should reflect a minimum 12 trees per acre.

Site survey shows 5 trees onsite, which doesn't meet the minimum requirement of 12 trees per acre or 31 trees. The preliminary landscape plan includes planting of 59 trees which exceeds the minimum requirement.

BUILDING AND FIRE

1. A Site Development/grading permit will be required for this site. The permit application shall be accompanied by the application checklist and three sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report prepared and signed by a licensed soils engineer. Inspection of the grading shall be provided by the civil engineer and Geotechnical engineer. In addition special inspectors approved by the building official shall perform inspections of fill placement, compaction testing, and blasting. All special inspections are to be performed by WABO registered labs and inspectors who have expertise in grading and earthwork.

When the grading work is complete and ready for final inspection the civil engineer of record is responsible for providing a final inspection report which will include the geotechnical engineers and special inspector's reports. In addition as-built drawings for the site will be submitted in a PDF format. IBC Appendix J

2. Special inspectors may be required for the following types of work: concrete, bolts installed in concrete, special moment-resisting concrete, reinforcing steel and pre-stressing steel tendons, structural welding, high strength bolting, structural masonry, reinforced gypsum concrete, insulating concrete fill, special wood design, spray-applied fireproofing, piling, drilled piers and caissons, shot-crete, special (engineered)

grading, excavation and filling, soils compaction testing, retaining walls and smoke-control systems. All special inspections are to be performed by WABO registered inspectors and at the expense of the owner. IBC Section 1704.1

3. Separate building permits are required for retaining walls or rockeries over four feet in height, measured from the bottom of the footing to the top of the wall or walls supporting a surcharge. A licensed structural engineer shall design the rockeries or concrete retaining walls. In addition to the engineers design full time inspection by a WABO Special Inspector is required. Proposed walls shall be shown on the engineering and grading plans.

FIRE

1. Plans propose a Large (1) story B (office) building and (7) S-1 buildings built are under alternative construction. Each building will have separate permits. Provide engineering for structures (specs and calcs) foundation design and calcs.
2. 903.2.9.4 Group S-1 over 2,500 sqft required to be sprinklers and alarms. Exception: self storage, one story and accessed directly from exterior. no sprinklers required but TMC requires:

Section 903.2 shall be amended to read as follows: Section 903.2. Where Required. Approved automatic sprinkler systems in new buildings and structures shall be provided in all buildings and locations described in Sections 903.2.1 through 903.2.12.

Additional Sprinkler Requirements. There are additional sprinkler requirements in all structures or buildings where the gross square footage, basements included, exceeds **7,500 square feet**, or in all structures or buildings more than three stories in height (unless other sections of this code are more restrictive). The area and height increases specified in IBC Sections 504, 506, and 507 shall be permitted. For the purposes of this section, portions of buildings separated by a **four-hour (4) area separation wall(s)**, constructed without openings and provided with a thirty-inch-high parapet may be considered as separate buildings, except that the entire gross floor area of all floors will be used to determine fire sprinkler requirements.

In addition, in all buildings, including single family residences, where the fire perimeter access or access roadways for fire apparatus cannot be provided due to design and/or location, fire sprinkler systems may be required.

3. The required fire flow for this building is derived from Appendix B of the International Fire Code. Type V-B buildings of this size are required to have a fire flow of 1,500 gallons per minute at 20 psi. largest building sqft. is the determines this.

4. Fire hydrants and paved access roads shall be installed, tested for fire flow by the Fire Department and made serviceable by the Public Works Department prior to any vertical construction. **No exceptions.** IFC 503

MISCELLANEOUS

1. The address for this site will be 2800 37TH AVE SW for the office and the out buildings will be A, B, C ect.
2. Building plans and specifications shall be prepared and stamped by an architect and engineer licensed to practice in the State of Washington. Steel structure will require separate engineered foundation to be added to plans.
3. A building permit application shall include architectural, structural, plumbing, mechanical and energy plans and specifications. **No exceptions.** Fire sprinkler and fire alarm permits and plans may be submitted separately from the main permit application.
4. The following permits may be required for this project:
 - Fire sprinkler
 - Fire alarm
 - Sign
 - Retaining walls

ENGINEERING AND TRANSPORTATION

GENERAL

1. The applicant shall be responsible for providing the City with all costs associated with the installation of any public water, sewer, street and storm drainage systems that are dedicated to the City of Tumwater.
2. All designs/construction shall comply with the City of Tumwater's Development Guide and WSDOT standards.
3. The site plan shall show all existing and proposed utilities and easements including street lights, street trees, water, sewer, storm, gas, cable, power, telephone, signage and striping. Provide cross sections showing dimensions of existing and proposed improvements. Include the line sizes on the water and sewer mains and services. All rockeries proposed shall also be shown on the site plan.
4. All street construction, main installation and storm drainage work requires engineered plans certified by a professional engineer.
5. The applicant is responsible for all plan check, inspection, and connection fees.
6. Any private or public utility relocation is the responsibility of the applicant.

7. The applicant shall be responsible for the maintenance and timely repair of all public improvements for a period of 30 months following final certification by the City and shall submit a surety for maintenance equal in value to fifteen (15) percent of the total value of the required public improvements certified by the Transportation & Engineering Department. Please refer to Chapter 3 of the Development Guide for further clarification.
8. Provide all easements and bills-of-sale documents with the engineered plans.
9. All legal descriptions must be accompanied with an appropriate drawing that the City can use to verify the legal description. All engineering drawings will be on 24" x 36" paper sheets.
10. The owner or owner's representative is also responsible for furnishing the City with electronic files, compatible with release 2018 or newer Auto-CAD format. Provide individual drawings independent of x-refs. Include all non-standard font files and plot files. Also, please furnish PDF files printed from the Auto-CAD files 300 DPI or greater. A storm water maintenance agreement, utility maintenance agreement, easements and bills-of-sale will also be required.
11. Site plan modifications may occur as a result of the engineering review process. For engineering issues, the approved engineering plans take precedence over the approved site plan.
12. Please note on the plans that the PLS responsible for the surveying of the project must obtain a permit from DNR before any monuments are disturbed.
13. All improvements are to be completed before a certificate of occupancy can be issued.
14. The City vertical and horizontal control datum is NGVD 29 and NAD 83(HARN) / Washington South U.S. Survey Feet respectively.
15. Testing shall be required at the developers or contractors expense. The testing shall be ordered by the developer or contractor and chosen testing lab shall be approved by the City Construction inspector. Testing shall be done on all materials and construction as specified in the WSDOT/APWA Standard Specifications and with frequency as specified in the current City of Tumwater Development Guide.

STREET

1. Frontage improvements are not required for this project.
2. All access to the property will be consistent with City standards and policies (Chapter 4 Development Guide). The maximum driveway width for commercial site is 30 feet.
3. Verify all ramps and public access meet current ADA standards.

STORM

1. Since the project is sending stormwater runoff to an existing private regional system, an analysis shall be required to ensure that the existing system has the capacity to serve this project. The analysis needs to ensure that both stormwater quality and quantity needs are met. As built information and the existing regional system drainage report has been provided previously for your use. The City has also performed preliminary calculations confirming the capacity, however an abbreviated drainage design and erosion control plan/report will be required according to City's 2022 Drainage Design and Erosion Control Manual detailing this project.
2. The retaining walls will need to be connected to the onsite storm system.
3. Maintenance of the on-site storm water system will be the responsibility of the property owner and a maintenance agreement will be recorded against the property.
4. This project will be paying a monthly stormwater utility fee based on the amount of impervious surface per Tumwater Municipal Code 13.12.060.

SANITARY SEWER

1. The professional engineer will need to provide calculations of the maximum monthly sanitary sewer discharge from the site. The City reserves the right to check the actual use in the future and charge additional connection fees if the actual use is greater than the estimated amount.

WATER

1. The project must meet minimum fire flow requirements. Actual field hydrant flow tests and basic modeling will be required to support the design.
3. Provide a fire loop and fire hydrants to provide the required fire protection for the site. Any water main extension will require a minimum of an 8" system. The main size will depend on the fire flow requirements for this project. The system shall be designed per the City of Tumwater Development Guide and current Water Comprehensive Plan.
3. Back flow prevention is required on all fire services and irrigation services and in accordance with the AWWA Cross Connection Control Manual. A reduced pressure backflow assembly is required on all commercial domestic services per WAC 246-290-490.
4. Water meters need to be placed in the public right-of-way or clustered on site within an easement. The professional engineer will need to provide calculations on the maximum instantaneous water demand and size of the meter for the project.
5. An easement will be needed over new onsite watermains whose ownership will be transferred over to the City.

This review does not provide the benefit of vesting, which is currently not allowed until the time a complete Building Permit application is submitted. Therefore, if ordinance changes occur during the life of this approval, your project must conform to those new requirements prior to the issuance of Building Permits.

If you have any questions regarding the Planning comments please contact me at tmerriman@ci.tumwater.wa.us. For questions on Building/Fire, contact Al Christensen at achristensen@ci.tumwater.wa.us, and for Transportation and Engineering questions, please contact Jared Crews at jcrews@ci.tumwater.wa.us. We can be reached by phone at 360.754.4180.

Sincerely,

A handwritten signature in blue ink that reads "Tami Merriman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tami Merriman, Permit Manager