From:	Jeff Wilson
To:	Krista Linden; Bryan Roberts
Cc:	Jeff Brown; heatheng@comcast.net; Steve Kirkelie; songyi.cho@hotmail.com; Ken Cook; Ray Cockerham; Mieco Hutchens
Subject:	RE: PRCA20220482 Step by Step Greenhouse1
Date:	Friday, March 3, 2023 4:14:34 PM

Hi Krista & Jeff,

Thank you both for your emails regarding the Greenhouse permit the frontage improvement requirements. My apologies for the delay and for you Jeff for not retuning your call, but it was for good reason. I have been researching the code language in question (11.08.135(3)) as it relates to your project.

Bryan is correct that frontage improvements are based on the valuation of the proposed project and the trigger is $200,000 per code. In applying the standard Bryan used the valuation provided with the permit application which established a value for the project of close to $250,000, thus triggering the requirement for frontage improvements.

However, upon reading the code section closer (thank you for the highlighted portion of the code Jeff) which states: "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 (emphasis added)** 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." Our code refers to structure value and not building valuation based on material and labor.

Therefore, if the value of the structure is below $200,000 which is my understanding, this section of code does not apply. Krista you have indicated that you have an invoice for the structure of approximately $78K +/-, so I have confirmed for Bryan the project is below the $200,000 value. With that information Bryan has signed off on his permit review to approve it.

To ensure we have the accurate information for our records to support this determination, please provide a copy of the invoice with cost of the structure.

Finally, the intent of the code was to consider total building valuation, however which was adopted does not reflect that. We will be working to clarify that for the future.

Thank you for your patience as we worked through this question internally. Please call me if you have any questions.

Regards,
Jeff

Jeffrey S. Wilson, AICP
Director, Development & Permitting Services
City of Puyallup
T: 253.841.5502
E: jwilson@puyallupwa.gov
www.cityofpuyallup.org

City Hall is currently open to the public.

Please send permit inquiries to permitcenter@puyallupwa.gov
Check permit status, schedule inspections and pay online at Welcome - Puyallup, WA - CityView Portal (puyallupwa.gov)

Did you know that you can easily submit for a permit online? Introducing CityView, our new online permitting system. Go to the City's website page here for more information. Or, scan this QR code with your phone to learn more.

From: Krista Linden <kristalinden@stepbystepfamily.org>
Sent: Friday, March 3, 2023 3:13 PM
To: Bryan Roberts <BRoberts@PuyallupWA.gov>
Cc: Jeff Brown <jeff@jeffbrownarchitecture.com>; heatheng@comcast.net; Steve Kirkelie <SKirkelie@PuyallupWA.gov>; Jeff Wilson <JWilson@PuyallupWA.gov>; songyi.cho@hotmail.com; Ken Cook <KCook@PuyallupWA.gov>; Ray Cockerham <RayC@PuyallupWA.gov>; Mieco Hutchens <MHutchens@PuyallupWA.gov>
Subject: Re: PRCA20220482 Step by Step Greenhouse1

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Bryan,

The cost of the greenhouse was $78,754.10. We can send you the invoice if you want.

It's a temporary structure.

This is, once again, absurd.

Krista

Krista Linden
Founder/CEO
Step By Step/Farm 12/Fika

O: 253.896.0903
C: 253.370.0767
www.stepbystepfamily.org
www.farm12.org

On Mar 3, 2023, at 2:14 PM, Bryan Roberts <BRoberts@puyallupwa.gov> wrote:

Jeff,

Thank you for your email. The valuation of this new building exceeds $200k in our permitting system (and current ICC building valuation tables - attached). Therefore, requires frontage improvements per 11.08.135(3). However, you've indicated below that your costs to construct the proposed greenhouse will be less than $200k. After speaking with our building official, please provide your greenhouse valuation information as described in the paragraph below. Once this information is received, the valuation can be updated in our system. If the valuation is below the $200k code threshold, I will sign off on this building permit without requiring frontage improvements. Per code section 11.08.135(3), "There is no cap on frontage improvements for new buildings or expansion of existing buildings." Please let me know if you have any questions.

Valuation definition for Puyallup building permits:
The valuation to be used in computing the plan review and permit fees will be the total fair market value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, or any other permanent work or permanent equipment. The 'gross area' used in conjunction with ICC building valuation means the total are of all floors - measured from the exterior face outside dimensions, or exterior column line of a building - including basements, cellars and balconies, but not including unexcavated areas. Where walls and columns are omitted in the construction of the building, such as an open shed or marquee, the exterior wall of the open space or sides will be the edge of the roof.

Fees | Puyallup, WA (cityofpuyallup.org)

Bryan Roberts, P.E.
Traffic Engineer
D 253-841-5542
M 253-278-1156
City of Puyallup
333 S Meridian
Puyallup WA 98371

From: Jeff Brown <jeff@jeffbrownarchitecture.com>
Sent: Thursday, March 2, 2023 3:42 PM
To: AND ASSOCIATES HEATH <heatheng@comcast.net>; Bryan Roberts <BRoberts@PuyallupWA.gov>
Cc: Krista Linden <kristalinden@stepbystepfamily.org>; Steve Kirkelie <SKirkelie@PuyallupWA.gov>; Jeff Wilson <JWilson@PuyallupWA.gov>; songyi.cho@hotmail.com
Subject: RE: PRCA20220482 Step by Step Greenhouse1

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Hi Bryan,
After reading the PMC 11.08.135, we would like to add to Greg Heaths request for deferral.

However, please note the following inserted comments of Chapter 11.08 and our proposed ARC Zone Greenhouse permit.

Chapter 11.08
ENCROACHMENTS, OBSTRUCTIONS AND CONSTRUCTION OF HIGHWAYS AND SIDEWALKS

> **11.08.135 Construction of street improvements, curbs, gutters and sidewalks.**

The intent of this section is to ensure that the community will be required to bear no more than its fair share of public facilities and services and development provides its fair share of public infrastructure that is roughly proportional to the scale of the proposed project. (the required impact of this PMC is intended to be in scale to the project). Notwithstanding the provisions of this section, any conditions of approval of a parcel as part of platting or a common plan of development shall still apply.

(1) Residential Infill Lots. For the purposes of this policy, "infill" lots are individual parcels which were legally created and comprised of a singular single-family residence, duplex, or triplex project. Any person or entity who constructs or causes to be constructed any structure improvements which meet the level of substantial improvement as defined in PMC 11.08.120 on property fronting any dedicated street or other publicly owned street or alleyway shall construct curb, gutter, 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 and alleys adjoining the property and any reasonable access to the property. 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. The scope of the required frontage improvements may be scaled by the city to be proportional to the in-fill lot development.

In the case of repair or replacement of a residential structure as a result of fire or natural disaster the frontage improvements will not be required; provided, that there is no expansion of the building footprint.

The improvement requirement is applicable within any residential zone, as well as for residential home projects within nonresidential zones. Within RS-35, the lowest density residential zone, curb, gutter, planter strips, and street trees will not be required in order to maintain the rural character. One-half street paving shall be required if the existing paving is in poor condition, gravel shoulders, and storm drainage if necessary

to accommodate runoff. Street lighting may be required based on if lighting will enhance safety at an intersection.

(2) Nonresidential Tenant Improvements. Any person or entity who constructs or causes to be constructed any nonresidential tenant improvement on an existing structure which is not an expansion of the building footprint shall construct frontage improvements when the remodel valuation exceeds $500,000 and the proposed project meets the definition of "substantial improvement," as defined in PMC 11.08.120, based on the value of the commercial unit being remodeled. Nonresidential frontage improvements shall consist of curb, gutter, 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 and alleys adjoining the property upon which such tenant improvements 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. Subject to the following conditions:

(a) Within the downtown business zones of CBD and CBD Core frontage improvements will be required when the value of remodel exceeds 75 percent of the value of the commercial unit being remodeled and exceeds $500,000 remodel valuation.

(b) Remodel valuation will be given by the applicant on the application but may be verified by the city using usage types and costs based on square footage.

(c) Costs of business equipment and costs associated with seismic retrofits shall not count toward remodel valuation when calculating the requirement for frontage improvements. The applicant will provide documentation of the costs contemplated in this subsection in order for such costs to be deducted from the remodel valuation.

(d) Value of the commercial unit being remodeled will be calculated using the assessor's listed building valuation or a prorated valuation when connected to a larger structure. Land values shall be determined using assessor's listed land values.

(e) Scope of frontage improvements shall be capped at 10 percent of remodel valuation; (we presume this provision would also be a fair share formulation for a new structure as well) however, this limit shall not apply to projects that have frontage improvement requirements imposed by a SEPA, CUP, or another mitigation or conditioning document. The unit cost of frontage improvement elements will be established by the city and posted on the city's website. The city will determine the priority of required frontage improvement elements when attempting to reduce the scope to stay under the cap.

(3) New Commercial/Industrial Buildings or Expansion of Existing Buildings. The proposed project is not commercial but by 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 (the proposed greenhouse construction cost is less than $200,000 and there for would mot requires street improvements) 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.

Since the proposed temporary greenhouse will not cost over $200,000, we will point out that the code does not require street improvements.
Thank you so much for your sincere communications.

Jeff Brown, AIA NCARB
Jeff Brown Architecture, LLC
12181 C St S
Tacoma, WA 98444

From: AND ASSOCIATES HEATH <heatheng@comcast.net>
Sent: Thursday, March 2, 2023 2:56 PM
To: Bryan Roberts <BRoberts@PuyallupWA.gov>
Cc: Jeff Brown <jeff@jeffbrownarchitecture.com>; Krista Linden <kristalinden@stepbystepfamily.org>
Subject: RE: PRCA20220482 Step by Step Greenhouse1

Hi Bryan,

Thanks for your response. Please consider this email as a request to defer the comprehensive scoping exercise for the new greenhouse as originally requested for its building permit. This email also corroborates that we will provide a traffic scoping exercise for city review as part of a new development agreement for the site that has been discussed with the city.

The reason behind asking for deferral of the scoping is based on the ancillary nature of the additional greenhouse. I would forecast little to no increase in traffic to the site for this particular building. In addition, the scoping as part of the development agreement, will be more comprehensive and will include changes to the site and would present any material difference in traffic for review by the city.

Thanks,

Greg Heath
2214 Tacoma Rd
Puyallup, WA 98371
Home 253-770-8797
Cell 253-720-5445

> On 03/02/2023 11:25 AM Bryan Roberts <broberts@puyallupwa.gov> wrote:
>
> Good Morning Greg,

To help move this along, could you please send me an email requesting to defer the comprehensive traffic scoping exercise (as currently conditioned for this building permit). As we've discussed, the applicant will be providing a detailed assessment associated with a new development agreement for this site. Please include a summary that justifies why the applicant is requesting to defer this request.

Jeff – Please send me an email requesting to defer the assessment of frontage improvements associated with this building permit. The current DA is not exempt from constructing frontage improvements per our current code. The email correspondence provided during our previous meeting acknowledges the council approved DA does not contain any exemption to frontage improvements. Our current frontage code does not exempt improvements for ARO zoning. Please include a summary that justifies why the applicant is requesting to defer this request.

Bryan Roberts, P.E.
Traffic Engineer
D 253-841-5542
M 253-278-1156
City of Puyallup
333 S Meridian
Puyallup WA 98371

From: AND ASSOCIATES HEATH <heatheng@comcast.net>
Sent: Monday, February 27, 2023 4:24 PM
To: Bryan Roberts <BRoberts@PuyallupWA.gov>
Subject: RE: PRCA20220482 Step by Step Greenhouse1

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Hi Bryan,

They are hoping to start the greenhouse project soon and I haven't heard back from Jeff Wilson yet. Is it okay to get approval for greenhouse in light of further traffic work as part of the amendment to the Developer's Agreement?

Thanks,

Greg Heath
2214 Tacoma Rd
Puyallup, WA 98371

Home 253-770-8797
Cell 253-720-5445

On 01/25/2023 11:20 AM Bryan Roberts <broberts@puyallupwa.gov> wrote:

Hey Greg,

Do you have time to discuss at 1pm today?

-Bryan

From: AND ASSOCIATES HEATH <heatheng@comcast.net>
Sent: Wednesday, January 25, 2023 11:17 AM
To: Bryan Roberts <BRoberts@PuyallupWA.gov>
Subject: RE: PRCA20220482 Step by Step Greenhouse1

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Hi Bryan,

I wanted to follow-up on connecting with you on this project. The goal is to allow the new greenhouse building that is anticipated to be delivered in the next month or two to move forward.

I have talked with Krista and the new greenhouse will mostly augment their grow operation and not provide additional event space or increase activity on the site from what currently exists. In talking with Krista, an event from time to time has used the greenhouse for ambience purposes.

Locating the event in the greenhouse has not increased the capacity of events on site - just gives more options. For example an event planner might want the light and airy environment of the greenhouse versus the Commons Building or the Gateway Building (Fika) space or the Festival Building. So event capacity isn't increased just the physical location on the site. The primary purpose of the greenhouse buildings remains to be used for growing plants and horticulture purposes.

Given the upcoming planning associated with the

early learning center uses and the improvement to the Festival Building, more traffic analysis could be developed as those projects move forward.

With further traffic review in the future expected, hopefully you can move forward on signing off traffic for the new greenhouse building at this time.

Thanks, Bryan, please let me know if you would like to discuss further.

Greg Heath
2214 Tacoma Rd
Puyallup, WA 98371
Home 253-770-8797
Cell 253-720-5445

> On 01/12/2023 2:35 PM AND ASSOCIATES HEATH <heatheng@comcast.net> wrote:
>
> Hi Bryan,
>
> Can I meet with you for a few minutes sometime in the next week. I am only not available on Monday before 11 am and Tuesdays afternoons. Set a time that works and I'll see you then.
>
> Thanks!
>
> Greg Heath
> 2214 Tacoma Rd
> Puyallup, WA 98371
> Home 253-770-8797
> Cell 253-720-5445
>
> > On 01/10/2023 7:30 PM Bryan Roberts <broberts@puyallupwa.gov> wrote:
> >
> > Hi Jeff,
> >
> > Thank you, I look forward to speaking with Greg Heath regarding the traffic scoping

worksheet. The City requested this updated document during the first round of building permit review. The requirement for street/frontage improvements are evaluated per PMC 11.08.135 (effective date 6/23/2020). The City uses this newer code section to determine if building permits (submitted after this date) have triggered frontage improvements. Please let me know if you have any questions.

Bryan Roberts, P.E.
Traffic Engineer
D 253-841-5542
M 253-278-1156
City of Puyallup
333 S Meridian
Puyallup WA 98371

From: Jeff Brown <jeff@jeffbrownarchitecture.com>
Sent: Friday, January 6, 2023 4:48 PM
To: Bryan Roberts <BRoberts@PuyallupWA.gov>; songyi cho <songyi.cho@hotmail.com>
Cc: AND ASSOCIATES HEATH <heatheng@comcast.net>; Ray Cockerham <RayC@PuyallupWA.gov>; Ken Cook <KCook@PuyallupWA.gov>; Mieco Hutchens <MHutchens@PuyallupWA.gov>; Janelle Montgomery <JMontgomery@puyallupwa.gov>; Jeff Wilson <JWilson@PuyallupWA.gov>; Steve Kirkelie <SKirkelie@PuyallupWA.gov>;

Krista Linden
<kristalinden@stepbystepfamily.org>
Subject: RE: PRCA20220482 Step by Step Greenhouse

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Brian,
Thank you for your email regarding the Greenhouse (PRCA20220482 Step by Step Greenhouse) and its planned addition to the Farm 12 facility according to the Development Agreement. It not our intention to depart from this agreement and create additional trip generations. We will be happy to meet. Greg Heath will be in contact with you.

We are not sure why street improvements are mentioned in your email and look forward to finding out more in light of our current development agreement.

Meanwhile, the Greenhouse permit (PRCA20220482 Step by Step Greenhouse) has been under review for a great deal of time and it is affecting the operational program of Farm 12. Anything the city can do move this permit towards completion would be greatly appreciated.

Respectfully,

Jeff Brown, AIA NCARB
Jeff Brown Architecture, LLC
12181 C St S
Tacoma, WA 98444

From: Bryan Roberts <BRoberts@PuyallupWA.gov>
Sent: Thursday, January 5, 2023 12:40 PM
To: songyi cho <songyi.cho@hotmail.com>
Cc: Jeff Brown <jeff@jeffbrownarchitecture.com>; AND ASSOCIATES HEATH <heatheng@comcast.net>; Ray Cockerham <RayC@PuyallupWA.gov>; Ken Cook <KCook@PuyallupWA.gov>; Mieco Hutchens <MHutchens@PuyallupWA.gov>; Janelle Montgomery <JMontgomery@puyallupwa.gov>
Subject: RE: PRCA20220482 Step by Step Greenhouse

Hi Songyi,

Per my 12/19 email below, I'm asking for an evaluation of the current trip generation of the Step-by-step facility to ensure we are not exceeding previously vested trips per the development agreement (142 pm peak trips). Please provide a detailed scoping document that verifies the current uses/sizes/occupancy of each existing & proposed building (previous scoping attached). For example, the change of use/occupancy for the greenhouse buildings needs to be reflected in the updated scoping document. Also, we want to make sure other trip generation assumptions are still valid (only one large event at a time, no weekday events, etc.). I still need

to follow up with Ken Cook regarding frontage improvements. He will be back in the office next week. Please have Greg Heath reach out to me if he has any questions.

Bryan Roberts, P.E.
Traffic Engineer
D 253-841-5542
M 253-278-1156
City of Puyallup
333 S Meridian
Puyallup WA 98371

From: Bryan Roberts
Sent: Monday, December 19, 2022 5:19 PM
To: songyi cho <songyi.cho@hotmail.com>
Cc: Jeff Brown <jeff@jeffbrownarchitecture.com>; AND ASSOCIATES HEATH <heatheng@comcast.net>; Ray Cockerham <RayC@PuyallupWA.gov>; Ken Cook <KCook@PuyallupWA.gov>
Subject: RE: PRCA20220482 Step by Step Greenhouse

Hi Songyi,

We need to evaluate the current trip generation of the Step-by-step facility to ensure we don't

exceed previously vested trips. Also, a traffic scoping worksheet is necessary to represent the proposed buildings. Internally, we need to determine if frontage improvements have been triggered based on the scope new buildings/improvements. Please let me know if you have any questions,

Bryan Roberts, P.E.
Traffic Engineer
D 253-841-5542
M 253-278-1156
City of Puyallup
333 S Meridian
Puyallup WA 98371

From: songyi cho <songyi.cho@hotmail.com>
Sent: Monday, December 19, 2022 10:45 AM
To: Bryan Roberts <BRoberts@PuyallupWA.gov>
Cc: Jeff Brown <jeff@jeffbrownarchitecture.com>; AND ASSOCIATES HEATH <heatheng@comcast.net>
Subject: RE: PRCA20220482 Step by Step Greenhouse

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Hi Bryan,

I am following up with this email. If there are any traffic issues that you see for step by step greenhouse, please let us know!

Songyi Cho

Jeff Brown Architecture, llc
12181 C St S | Tacoma, WA 98444
songyi.cho@hotmail.com
509.432.4651

From: AND ASSOCIATES HEATH <heatheng@comcast.net>
Sent: Friday, December 9, 2022 11:19 AM
To: songyi cho <songyi.cho@hotmail.com>; Bryan Roberts <BRoberts@PuyallupWA.gov>
Cc: Jeff Brown <jeff@jeffbrownarchitecture.com>
Subject: Re: PRCA20220482 Step by Step Greenhouse

I am pretty open so I'll await for what is available in Bryan's schedule.

Greg Heath
2214 Tacoma Rd
Puyallup, WA 98371
Home 253-770-8797
Cell 253-720-5445

> On 12/09/2022 10:14 AM songyi cho <songyi.cho@hotmail.com> wrote:
>
> Hi Bryan,
>
> Jeff and I had a nice conversation with Ray and Janelle yesterday about the Step by Step greenhouse project. I heard that you are

preparing comments for the permit, and I would like to schedule a meeting with you, and possibly our Traffic engineer, Greg Heath, to discuss your concern about traffic.

Bryan and Greg,
If you could let me know your available time, I will set up the zoom meeting so that we can talk about this issue.

Thank you,

Songyi Cho

Jeff Brown Architecture, llc
12181 C St S | Tacoma, WA 98444
songyi.cho@hotmail.com
509.432.4651