



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

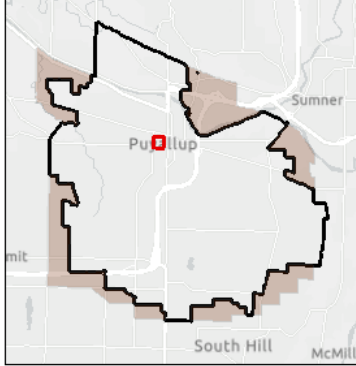
(253) 864-4165


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STAFF REPORT TO HEARING EXAMINER

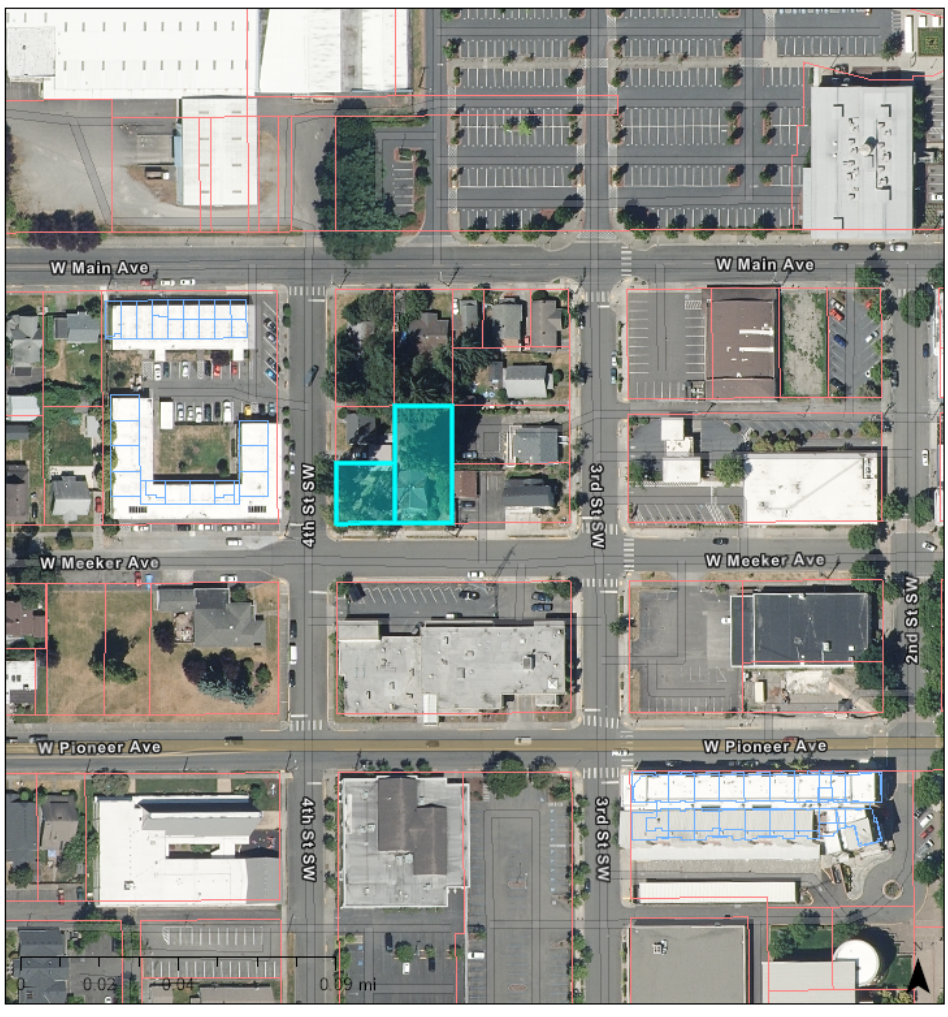
To: Hearing Examiner
From: Rachael N. Brown, Associate Planner
RE: W Meeker Public Parking Project # PLCUP20220167
Date of memo: March 16, 2023
Hearing Date: March 24, 2023

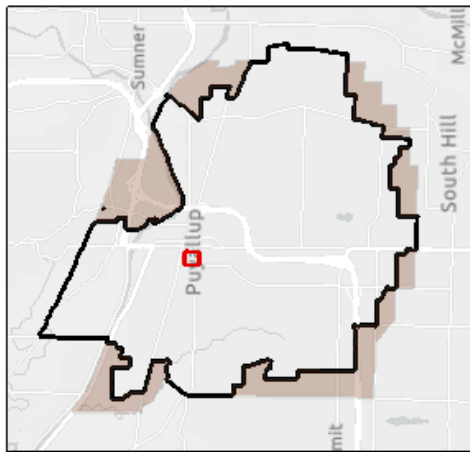
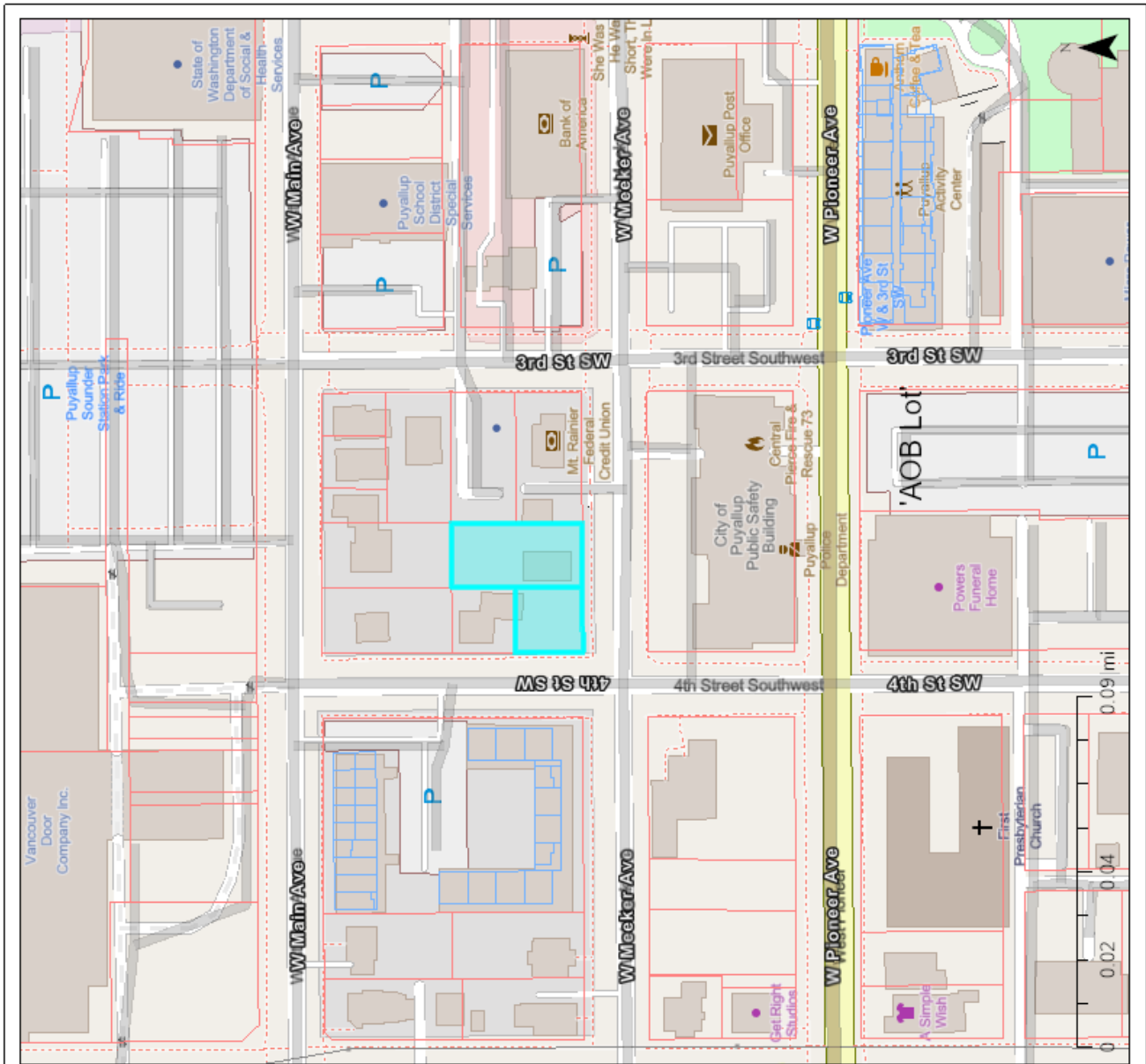
Project Site
 UGA Boundary
 City Limits
Tax Parcels
 Base Parcel
 Condominium




 City of Puyallup
 Development and Permitting
 Services Department
 Date: 3/16/2023

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The City of Puyallup assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The City of Puyallup makes no warranty of fitness for a particular purpose.






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PROJECT OVERVIEW

<p>Applicant: Lance Hollingsworth</p> <p>Staff Coordinator: Rachael N. Brown</p> <p>Property Owner: CITY OF PUYALLUP</p> <p>Address: 313 W MEEKER, PUYALLUP, WA 98371; 321 W MEEKER, PUYALLUP, WA 98371;</p> <p>Parcel ID#: 70600002307060000242</p> <p>Site Size: 11,679.00</p> <p>Comp Plan Designation: HDR</p> <p>Zoning: RM-CORE</p>	<p>Proposal: The project proposes to build a 14 space parking lot for use by Puyallup Police staff and the public. The project includes perimeter landscape screening, driveway improvements, and ADA improvements.</p> <p>Relevant History: City of Puyallup is under contract to sell the parking lot that the Police Department is currently using for staff parking (AKA the 'AOB Lot'). To avoid burdening the City's on street parking supply the City is proposing to replace some of the lost parking stalls at the 'AOB Lot' with these 14 stalls proposed under this CUP.</p> <p>Summary of Key Issues: City's Comprehensive Plan gives priority to developing RM-Core zoned sites as high-density residential. Using this site as a parking lot is not its highest and best use. However, the Downtown area also is in need of essential police services and needs parking for those police employees.</p> <p>Staff Recommendation: Approve with Conditions</p>
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PUBLIC NOTIFICATION RECORD – APPLICATION NOTICE

- Permit request received by city on December 9, 2022
- Initial submittal deemed complete by Department on December 22, 2022
- Notice of complete land use application mailed to all owners of property within a specified radius of the site (as required by PMC 20.12.010) as indicated by the Pierce County Assessor Treasurer's records: December 28, 2022
- Notice of Application sent to the current list of public agencies and Tribes noticed of complete land use applications by the Department: December 28, 2023
- Notice of Application Published in the Tacoma News Tribune: December 19, 2023
- Notice of Application was posted at the project site by the applicant: January 11, 2023 (verification provided by the applicant via affidavit of posting).

PUBLIC NOTIFICATION RECORD – HEARING NOTICE

- Notice of Public Hearing mailed to all owners of property within a specified radius of the site as indicated by the Pierce County Assessor Treasurer’s records: (15 days in advance of hearing – 10 days minimum required by PMC 20.12.010 (1)).
- Notice of Public Hearing was posted at the project site by the applicant: Lance Hollingsworth (verification provided by application via affidavit of posting – 11 days in advance of public hearing, 10 days minimum required by PMC 20.12.010 (3)).
- Notice of Public Hearing published in the Tacoma News Tribune: March 9, 2023 (15 days in advance of hearing – 14 days minimum required by PMC 20.12.010(1)).

COMMENT RECORD

No public comments were received in response to the public noticing for this project.

STATUS OF REGULATIONS

Since the filing of the complete application, no amendments to regulations applicable to the project have been adopted by the City Council.

STATE ENVIRONMENTAL POLICY ACT (SEPA) STATUS

Project scope falls below State Environmental Policy Act (SEPA) thresholds, thus no SEPA Checklist was submitted for this project.

PROJECT DETAILS

The project proposes to build a 14 space parking lot for use by Puyallup Police staff and the public. The project includes perimeter landscape screening, driveway improvements, and ADA improvements.

SURROUNDING AREA

The surrounding area consists of public services, professional offices, multi-family and single-family houses. The site is directly north of the City of Puyallup’s Public Safety Building, which contains the Puyallup Police Department and a fire station (Central Pierce Fire & Rescue Fire Station 73). A bank abuts the property to the East and Single-Family homes abut the property to the North. Directly across the street to the west is a two-story apartment complex.

Most parcels are zoned multi-family residential:

- The subject parcels, and the abutting parcels to the north and east, as well as the parcels across 4th St SW to the West are all zoned *Regional Growth Center Oriented Multi-Family Residential (RM-Core)*
- The City of Puyallup Police Station to the south is zoned *Public Facilities (PF)*

CRITICAL AREA REVIEW

The project site does not contain nor is within 300 ft of any regulated critical area that necessitated reports for this scope of work. The only critical areas located at this site or within 300ft are the Lahar Zone and the Aquifer Recharge Area.

COMPREHENSIVE PLAN POLICIES

Downtown Neighborhood Plan (DT)

DT - 7.7 Encourage new institutional structures, associated parking areas and grounds which are sized and designed to complement massing, materials, and landscaping patterns of the surrounding residential neighborhood.

DT-13 Promote adequate parking in the downtown area consistent with the pedestrian-oriented environment.

DT - 13.1 The City, in coordination with downtown property and business owners, shall encourage identification of additional parking opportunities, including more efficient use of existing parking areas, as well as construction of new private facilities.

DT - 13.2 The City shall pursue creation of new mixed use parking structures at several downtown locations, as envisioned in the LIFT Grant and described in the 2009 TOD Study.

Land Use (LU)

LU - 14 Designate high density residential areas in the city, allowing 15-22 dwelling units per acre.

LU - 14.1 High density residential development is intended for areas near employment and/or commercial areas, where high levels of transit are present or likely. This designation creates a transition between commercial uses and lower intensity residential uses. Some commercial uses may also be permitted.

LU - 14.2 Encourage high density residential development to utilize innovative approaches to retain significant on-site vegetation, orient clustered development parallel to the contour of the land form, provide reduced travel lanes and parking and provide age appropriate active community open space.

LU - 14.3 Require architectural and site design standards for multiple-family complexes to promote the development of aesthetically-appealing projects through quality design.

LU - 14.4 Residential densities in the RM-Core zone shall be limited only by the site development envelop parameters (e.g. maximum building height, required setback, landscaping, and design standard requirements), rather than by a specified dwelling units per acre.

Community Character (CC)

Neighborhood Character

CC - 1 Puyallup is a community of inviting neighborhoods and vibrant business districts that honors its established neighborhood character.

CC - 1.1 Maintain the identity and character of established residential neighborhoods through appropriate landscaping and site design of new developments and infill projects.

CC - 1.2 Allow a variety of unit types and sizes within single family residential areas while ensuring consistency with the scale, massing, and architectural character of the surrounding buildings.

CC - 1.3 Create a sensitive interface between residential and non-residential areas through various measures such as setbacks, screening, vegetative buffering and shielded lighting.

CC - 1.4 Promote the development of commercial uses that are visually attractive, compatible with the character of the community and natural environment, and which retain their own distinct sense of place.

CC - 1.5 Enhance the commercial employee and customer experience through quality site and architectural design, landscaping, streetscape and non-motorized improvements.

CC - 1.6 Encourage industrial development projects which complement and contribute positively to the character of the community through sensitive site design, buffering from adjacent uses, and facilitation/acknowledgement of the pedestrian experience.

CC - 1.7 Outreach to residents to determine neighborhood identity in order to work towards the possible development of a Neighborhood Identity Plan or Placemaking Strategy.

CC - 1.8 Collaborate with organizations that contribute to the identity of a specific area to address potential impacts to the surrounding neighborhood.

STAFF CONCLUSIONS

Required findings to grant a CUP per PMC 20.80.010:

1. That the use for which the conditional use permit is applied for is specified by this title as being conditionally permitted within, and is consistent with the description and purpose of the zone district in which the property is located;

Staff Analysis:

- a. The site is located in the RM-20 zone and the corresponding High Density Residential (HDR) land use designation
- b. Proposal is for a parking lot owned and operated by the City of Puyallup for primary use by Police with use by the public allowed on weekends and after work hours on weekdays. As such this use is categorized as a 'Public Service Use' which is listed as a conditionally permitted use in the RM zone chapter (PMC 20.25)
- c. Defined in PMC 20.15 "Public service use" means a use involving government or community function or public service or utility. Typical uses include emergency service (ambulance or rescue), ~~public parking lots (but not garages), emergency service facilities,~~ major regional utility corridors (large transmission lines, underground

pipelines) which affect greater than a 40-foot-wide swath of surface land, and public parks and open spaces.

- d. The City intends to use the site as police/public parking so long as the police station is still located at its current location. However, the City has purchased another site at 600 39th Ave SE where it intends to relocate the police and fire station in the next few years. Preliminary architectural plans have already been approved by City Council and the bond measure has already appeared in two successive years of ballots, with a third planned in the next few years. Once the new police station is constructed, the City intends to sell both parcels (the station and this parking lot) for re-development.
 - e. The project, as reviewed and conditioned, appears to staff to be consistent with the zone district. PMC 20.25.005: "The RM-20 and RM-Core multiple-family residential zones allow for a wider range of multifamily uses, including apartments, duplex, triplex, fourplex, townhouse and other multifamily residential housing types. The RM-20 and RM-Core zones are intended to provide for substantially higher density multifamily residential land uses, with RM-Core being specifically the densest and intended to promote a more compact form of residential land use."
 - f. While the proposal does not include a residential component, it does serve the residential uses in the neighborhood by supporting the provision of an essential public service, namely police service.
 - g. The City's long term plan for the parcel is to sell the parcel for re-development once the bond measure to fund the construction of the new public safety building is approved by voters. The re-development of the parcel will ideally be for a residential use.
2. That the granting of such conditional use permit will not be detrimental to the public health, safety, comfort, convenience and general welfare, will not adversely affect the established character of the surrounding neighborhood, and will not be injurious to the property or improvements in such vicinity and/or zone in which the property is located;

Staff Analysis:

- a. This parking lot is small, only 14 stalls, and is thus not anticipated to have negative impacts on the surrounding area in terms of significant increases in car noise, fumes, or frequency in traffic.
- b. The use for which the parking lot is associated (the police/fire station across W Meeker Ave.) is already existing and is not expanding. Instead, the parking area that the police station is currently using, a City-owned lot approximately 250 ft to the south (known as the 'AOB Lot') is currently under contract to be sold and re-developed into a mixed use building. Thus, this parking area is being shifted from one City owned parcel to another within the neighborhood.

- c. The required 10ft landscape screening (a Type 1C 'Visual Barrier Landscape Screen' will be required) will preserve the character of the surrounding properties and shield views from the street and neighboring properties on to the parking lot.
3. That the proposed use is properly located in relation to the other land uses and to transportation and service facilities in the vicinity; and, further, that the use can be adequately served by such public facilities and street capacities without placing an undue burden on such facilities and streets;

Staff Analysis: The parking lot is located in the City's downtown core where there are adequate streets, electrical and other utility services to serve the parking lot. The parking lot is intended to relieve burdens placed on public street parking that would be impacted by the closure of the City's 'AOB Lot' should these parking stalls not be replaced.

4. That the site is of sufficient size to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading, landscaping and other such features as are required by this title or as are needed in the opinion of the hearing examiner are properly provided to be compatible and harmonious with adjacent and nearby uses;

Staff Analysis: The site will be able to accommodate all 14 stalls and meet all required development standards of the current code without any special deviations.

5. That the granting of such conditional use permit will not be contrary to the adopted comprehensive plan, or to the objectives of any code, ordinance, regulation, specifications or plan in effect to implement said comprehensive plan.

Staff Analysis: The following Comprehensive Plan policies are consistent with the proposed development:

- a. DT - 7.7 Encourage new institutional structures, associated parking areas and grounds which are sized and designed to complement massing, materials, and landscaping patterns of the surrounding residential neighborhood.
DT-13 Promote adequate parking in the downtown area consistent with the pedestrian-oriented environment.
DT - 13.1 The City, in coordination with downtown property and business owners, shall encourage identification of additional parking opportunities, including more efficient use of existing parking areas, as well as construction of new private facilities.
DT - 13.2 The City shall pursue creation of new mixed use parking structures at several downtown locations, as envisioned in the LIFT Grant and described in the 2009 TOD Study.

- b. Capital Facilities Element pg. 9.6 "The Police Department's only capital facility is its headquarters located in the City's Public Safety Building in the downtown area of the City. That building contains a 52 bed jail, as well as a property area and evidence room. This building has become outdated and over-crowded and has inadequate meeting space, locker space for all male employees, restroom facilities, and file storage space. Additionally, the carpet is well-worn and beyond its life expectancy, former storage areas have been turned into office space, and the jail is in need of modernization. The building is also in need of security updates including **a secure parking area for police vehicles and employees**, secure work area for our Volunteers In Police Services and ballistic/blast protection to the vulnerable areas of the building."
- c. Capital Facilities Element Pg. 9.II "In 2008, Puyallup was one of three communities to receive a Local Infrastructure Funding Grant (LIFT) amounting to \$1 million dollars per year for 25 years. The award will be applied to several local projects. Puyallup's plan proposes to:
Re-use downtown city-owned real estate assets that today only provide marginal economic benefit. The City plans to gradually surplus and allow transit-oriented development projects that will bring more office space, parking and amenities that will attract more jobs and housing to downtown..."

Staff Analysis: The City's Comprehensive Plan includes plans to surplus City owned properties for re-development. It also acknowledges that the City's Police Station has had a long-standing issue with lack of parking. Since the sale of the City's properties for re-development and the construction of a new police station will be a gradual, phased process, the provision of nearby parking for the police station in the interim (between when their current parking and when their new facility is constructed) is a necessary public service. Making the parking available to the public during non-business hours ensures the most efficient use of the parking lot for public benefit.

STAFF RECOMMENDED HEARING EXAMINER CONDITIONS

1. The following condition of CUP approval shall remain in effect as long as the City of Puyallup owns and operates a Police Station at 311 W PIONEER: Parking lot shall be signed such that parking shall be restricted as follows. Monday through Friday 8 AM To 5 PM the parking lot will be restricted to police parking only (staff and overflow for patrol and detectives). After 5 PM and on the weekends it shall be open for public parking. At such time that the City no longer owns and operates a Police Station at 311 W Pioneer, the parking lot will become solely a public parking lot.

2. Parking lot shall be screened from adjacent properties by a 10 ft wide, Type IC landscape buffer on all sides.