



Conditional Use Permit | March 23, 2023 10:00 AM

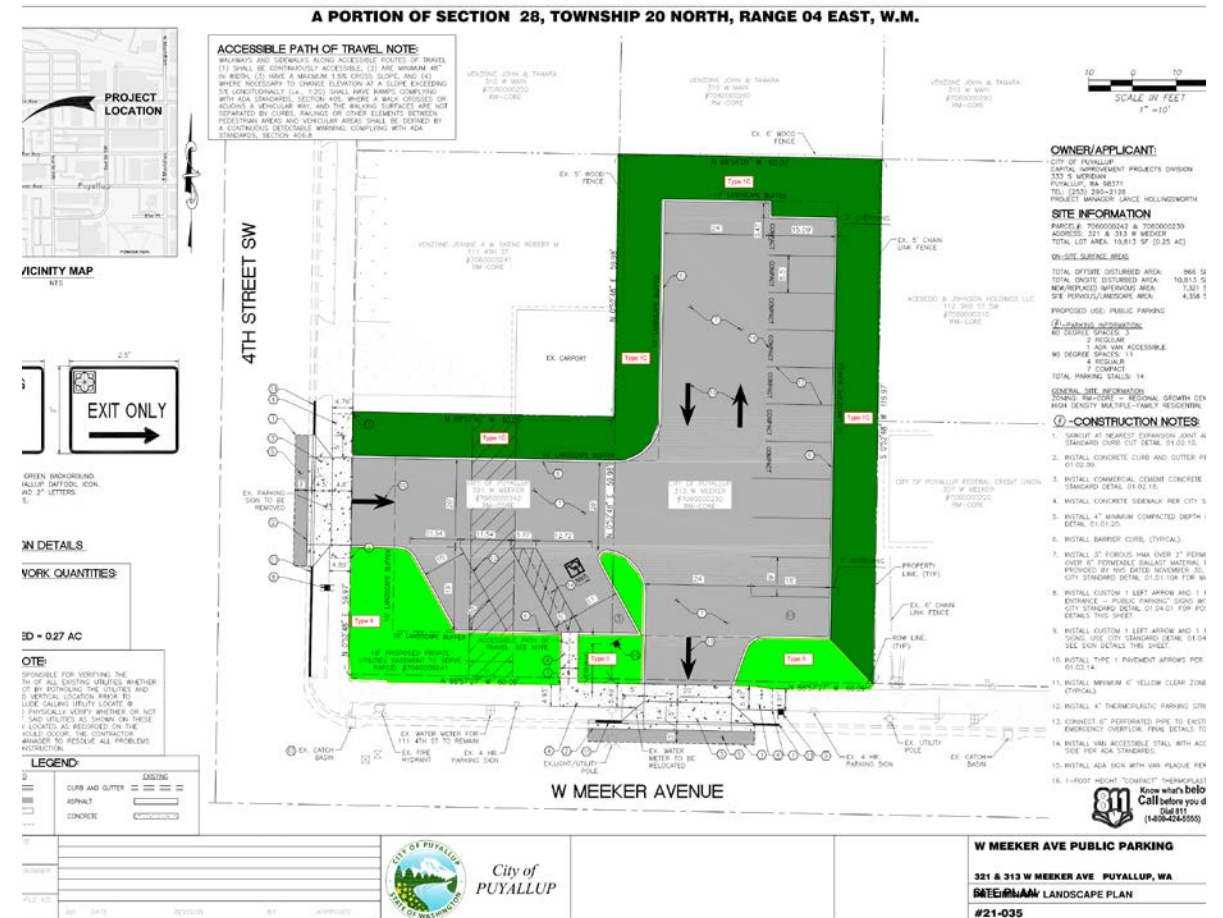
# Hearing Examiner PLCUP20220167



# Project Proposal

# Proposed Project

- Conditional Use Permit (CUP) Application
  - 14 parking stalls
  - 10 ft landscape buffer to shield neighboring properties

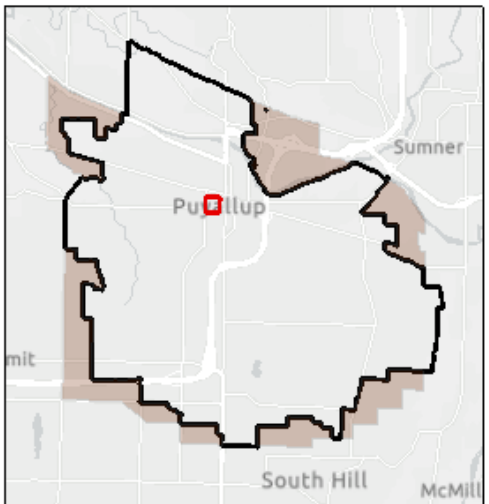


# Key Application Information

- Applicant: Lance Hollingsworth on behalf of City of Puyallup Engineering Division
- Site: 313 & 321 W MEEKER
- Zoning: RM-Core
- Environmental Review: No SEPA review required for this scope of work

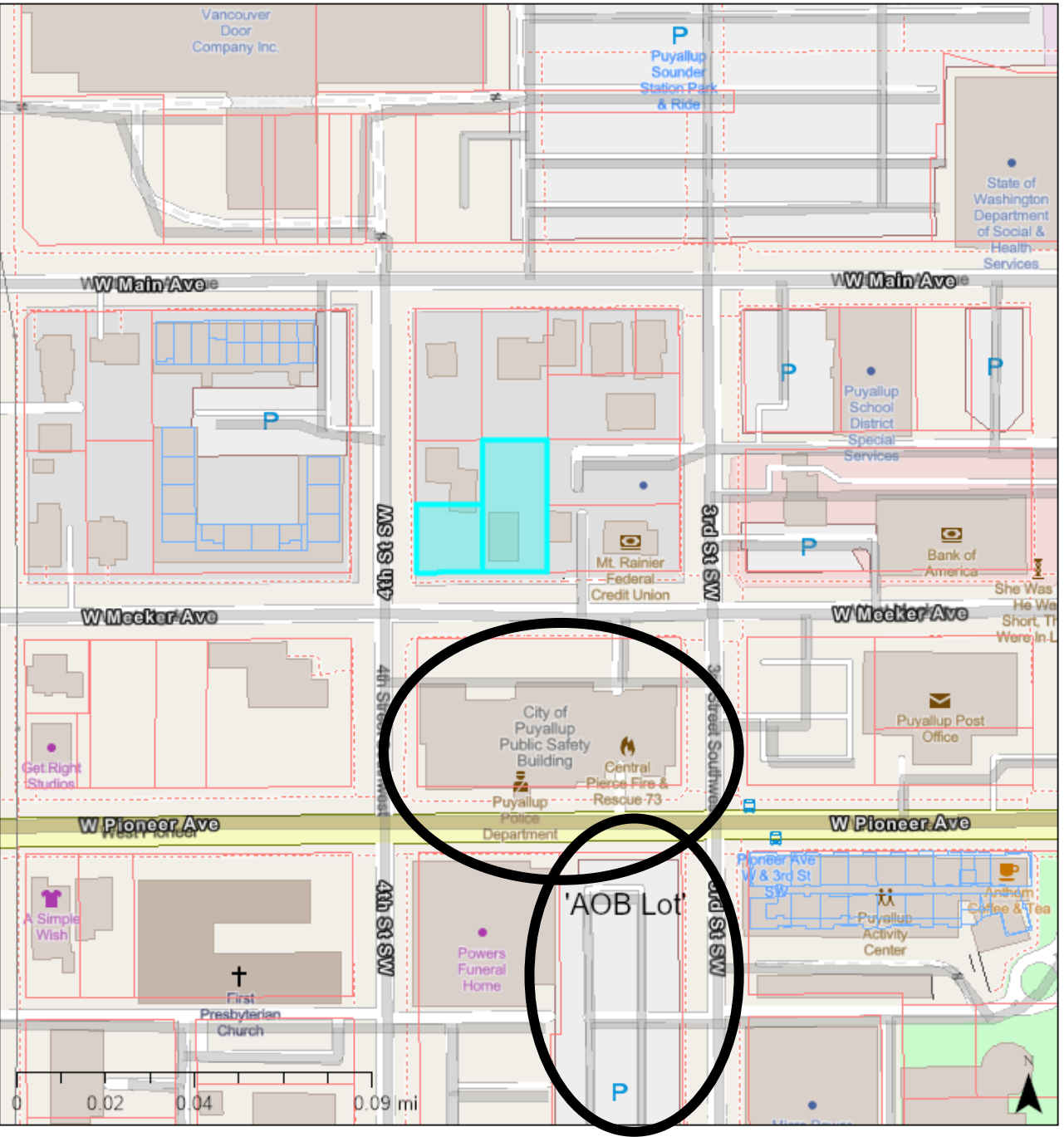


 Project Site  
 UGA Boundary  
 City Limits  
**Tax Parcels**  
 Base Parcel  
 Condominium




**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.



**A PORTION OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M.**



**VICINITY MAP**



**SIGN DETAILS**

**NOTES:**

1. USE WHITE LEGEND ON GREEN BACKGROUND.
2. USE 6"x6" CITY OF PUYALLUP DARTFOOT ICON.
3. ENTRANCE SIGN IS 3" AND 2" LETTERS.
4. EXIT SIGN IS 4" LETTERS.

**ESTIMATED EARTHWORK QUANTITIES:**

**CUT: 310 CY**  
**FILL: 310 CY**  
**NET: 0 CY**  
**AREA TO BE DISTURBED = 0.27 AC**

**UTILITY CONFLICT NOTE:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY PINGULING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-2555 (OR 811) TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON UTILITY LOCATES AS RECORDED ON THE GIVEN SURVEY. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE PROJECT MANAGER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

**LEGEND:**

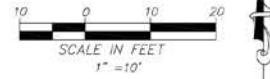
PROPOSED		EXISTING	
CURB AND GUTTER		CURB AND GUTTER	
ASPHALT		ASPHALT	
CONCRETE SIDEWALK		CONCRETE	
SAWCUT			

**ACCESSIBLE PATH OF TRAVEL NOTE:**  
 WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL (1) SHALL BE CONTINUOUSLY ACCESSIBLE, (2) ARE MINIMUM 48" IN WIDTH, (3) HAVE A MAXIMUM 1.5% CROSS SLOPE, AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% LONGITUDINALLY (i.e., 1:20) SHALL HAVE RAMPS COMPLYING WITH ADA STANDARDS, SECTION 405. WHERE A WALK CROSSES OR ADJAINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN PEDESTRIAN AREAS AND VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING, COMPLYING WITH ADA STANDARDS, SECTION 406.8

**4TH STREET SW**



**W MEEKER AVENUE**



**OWNER/APPLICANT:**

CITY OF PUYALLUP  
 CAPITAL IMPROVEMENT PROJECTS DIVISION  
 333 S MERIDIAN  
 PUYALLUP, WA 98371  
 TEL: (253) 290-2126  
 PROJECT MANAGER: LANCE HOLLINGSWORTH

**SITE INFORMATION**

PARCELS: 7060000242 & 7060000230  
 ADDRESS: 321 & 313 W MEEKER  
 TOTAL LOT AREA: 10,813 SF (0.25 AC)  
**ON-SITE SURFACE AREAS**  
 TOTAL OFFSITE DISTURBED AREA: 866 SF (0.02 AC)  
 TOTAL ONSITE DISTURBED AREA: 10,813 SF (0.25 AC)  
 NEW/REPLACED IMPERVIOUS AREA: 7,321 SF (0.17 AC)  
 SITE PERVIOUS/LANDSCAPE AREA: 4,358 SF (0.10 AC)

**PROPOSED USE: PUBLIC PARKING**

**PARKING INFORMATION:**

60 DEGREE SPACES: 3  
 2 REGULAR  
 1 ADA VAN ACCESSIBLE  
 90 DEGREE SPACES: 11  
 4 REGULAR  
 7 COMPACT  
**TOTAL PARKING STALLS: 14**

**GENERAL SITE INFORMATION**  
 ZONING: RM-COR2 - REGIONAL GROWTH CENTER-ORIENTED  
 HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONE

**CONSTRUCTION NOTES:**

1. SAWCUT AT NEAREST EXPANSION JOINT AND SIDEWALK PANEL PER CITY STANDARD CURB CUT DETAIL 01.02.10.
2. INSTALL CONCRETE CURB AND GUTTER PER CITY STANDARD DETAIL 01.02.09.
3. INSTALL COMMERCIAL CEMENT CONCRETE DRIVEWAY APPROACH PER CITY STANDARD DETAIL 01.02.15.
4. INSTALL CONCRETE SIDEWALK PER CITY STANDARD DETAIL 01.02.02.
5. INSTALL 4" MINIMUM COMPACTED DEPTH HMA PER CITY STANDARD DETAIL 01.01.20.
6. INSTALL BARRIER CURB, (TYPICAL).
7. INSTALL 3" POROUS HMA OVER 2" PERMEABLE ASPHALT TREATED BASE OVER 6" PERMEABLE BALLAST MATERIAL PER GEOTECHNICAL REPORT PROVIDED BY N&S DATED NOVEMBER 30, 2022. SEE ALLY SECTION CITY STANDARD DETAIL 01.01.10A FOR MATERIAL SPECS.
8. INSTALL CUSTOM 1 LEFT ARROW AND 1 RIGHT ARROW "PARKING ENTRANCE - PUBLIC PARKING" SIGNS WITH 2 BLUE "P" SIGNS USE CITY STANDARD DETAIL 01.04.01 FOR POST INSTALLATION. SEE SIGN DETAILS THIS SHEET.
9. INSTALL CUSTOM 1 LEFT ARROW AND 1 RIGHT ARROW "TEXT ONLY" SIGNS. USE CITY STANDARD DETAIL 01.04.01 FOR POST INSTALLATION. SEE SIGN DETAILS THIS SHEET.
10. INSTALL TYPE 1 PAVEMENT ARROWS PER CITY STANDARD DETAIL 01.03.14.
11. INSTALL MINIMUM 6" YELLOW CLEAR ZONE PAINT ON VERTICAL CURB, (TYPICAL).
12. INSTALL 4" THERMOPLASTIC PARKING STRIPES, (TYPICAL).
13. CONNECT 6" PERFORATED PIPE TO EXISTING CATCH BASIN FOR EMERGENCY OVERFLOW. FINAL DETAILS TO BE AT FINAL ENGINEERING.
14. INSTALL VAN ACCESSIBLE STALL WITH ACCESS AISLE ON THE PASSENGER SIDE PER ADA STANDARDS.
15. INSTALL ADA SIGN WITH VAN PLAQUE PER ADA STANDARDS.
16. 1-FOOT HEIGHT "COMPACT" THERMOPLASTIC STENCIL



**W MEEKER AVE PUBLIC PARKING**

**321 & 313 W MEEKER AVE PUYALLUP, WA**

**BRENNAN LANDSCAPE PLAN**

**#21-035**



City of PUYALLUP

DESIGNED BY: L. HOLLINGSWORTH	SCALE DATE: XXXX				
DRAWN BY: D. YOUNG	PROJECT NUMBER: 21-035				
	DRAWING FILE NO: XXXX	NO. DATE:	REV/COM:	BY:	APPROVED:

# Application Process

- Applicant submitted application package including application form and site plan: December 9<sup>th</sup> , 2022
- Notice to public sent: December 28<sup>th</sup> , 2022
- City Staff Performed initial review
- Review Team Notes and conditions sent February 2<sup>nd</sup>, 2023
- Revised package received February 13<sup>th</sup>, 2023
- Final review team letter and conditions sent February 24<sup>th</sup>, 2023
- Notice of public hearing sent March 9, 2023

# Development Review Team

- Planner: Rachael Brown
- Review Engineer: Jamie Carter, P.E.
- Fire Protection Reviewer: David Drake
- City Engineering Manager: Ken Cook, P.E.
- Planning Manager: Katie Baker, AICP



# CUP Review Criteria

# Review Criteria

- Is the proposed use consistent with zoning?
  - Staff Analysis: Yes proposal is consistent with zoning allowances (public services are listed as a use allowed to apply for a conditional use permit in the RM zones). Multi-family projects are the preferred use in this zone, but public services are still needed in any residential zone.
- Issuing a conditional use permit will not be detrimental to the public health, safety, comfort, convenience and general welfare
  - The design of this small parking lot has been reviewed carefully by City staff to ensure that it will meet all City standards
  - The addition of landscaping around the site including ‘visual barrier landscaping’ on all sides abutting a neighboring property will help to shield views to neighboring properties.

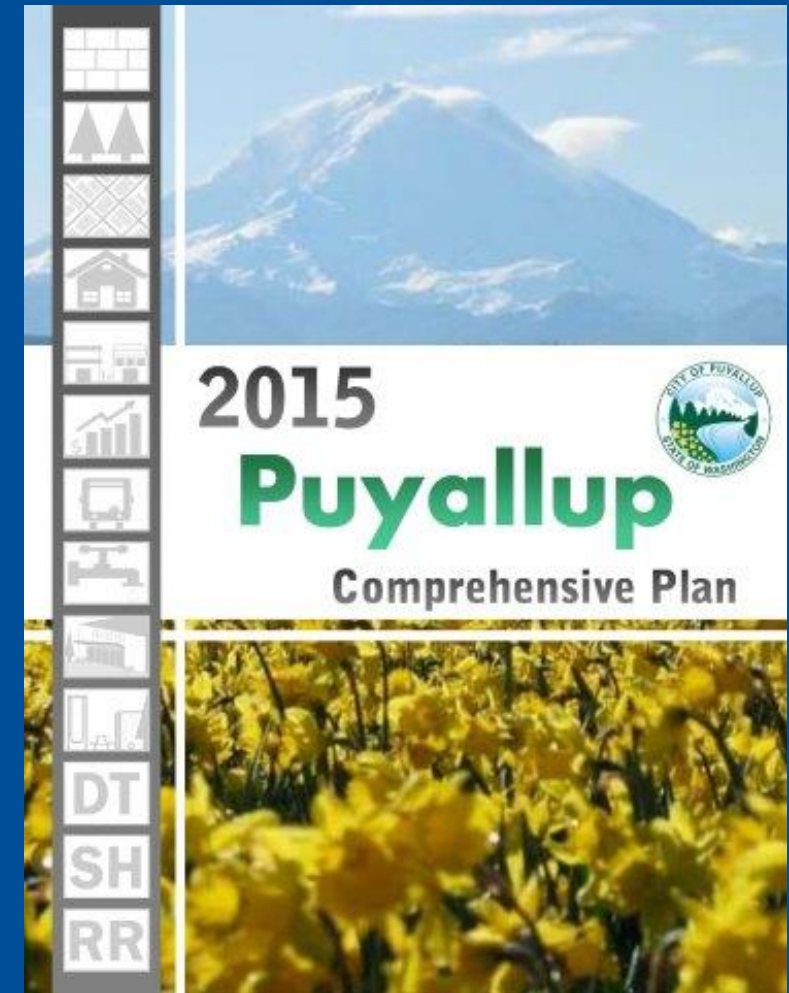
# Review Criteria

- Analysis on the burden and impacts will have on roads and utilities
  - Parking lot is located in City's downtown core where there are adequate utilities available for construction and operation of the parking lot.
  - The parking lot itself is intended to serve as a traffic utility by providing off-street parking to the police department and the community
- Is the site of sufficient size to accommodate all required features and requirements
  - The site has been designed to accommodate all 14 stalls without any need for a deviation from City Standards
- Issuing a 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.
  - The City's comprehensive plan envisioned that the City would construct additional public parking and more parking for police vehicles downtown



# Consistency with Comprehensive Plan

- Review of Policies in the Following Elements:
  - Community Character
  - Land Use
  - Downtown Neighborhood Plan



# Public Concerns

# Public Concerns

- Unsurveyed property lines
  - Note: Property has been surveyed and neighbors can request survey records through public records request
- Underground utilities on project site that lead to property at 316 W Main
  - Note: City has drafted an easement granting rights to property at 316 W Main to utilities on City property
- Garbage and debris piling up on site
  - Maintenance staff has been alerted to this issue and will be sending out a crew to clean up the site of garbage in the coming weeks
  - If property is converted to a City Parking lot, City maintenance staff will clear debris regularly as part of standard garbage pickup schedule at the Police Station across the street
- No set time limits for the parking lot/ Parking available for overnight parking
  - Note: City proposes a condition on the CUP which would restrict the parking for police vehicles only during weekday business hours and public parking only after business hours and on weekends.



# Public Concerns

- No supervision of the lot
  - Police vehicles will be parking in this lot daily which will provide some level of supervision for the lot.
- Blocking the police department traffic
  - The entrance and exit driveways were reviewed for any possible conflicts with neighboring driveways and it was determined that the proposed locations are safe per City standards.
- Privacy for Neighbors
  - A dense 10ft landscape screen will be planted along both sides of the lot abutting another property.

# Staff Recommendation

# Staff Recommendation – Approve with Conditions

- Staff recommends approval of CUP with Conditions
  - Parking lot shall be screened from adjacent properties by a 10ft wide, Type IC landscape buffer on all sides
  - 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 8am to 5 Pm the parking lot will be restricted to police parking only (staff and overflow for patrol and detectives). After 5pm 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.
- Staff recommends additional conditions to address public concerns
  - Additional parking lot lighting, in addition to existing street lighting
  - 6 ft tall fence along property lines that abut neighboring properties
  - Limit public parking hours to Weekdays 5pm – 11pm and Weekends 7am – 11pm, no overnight parking allowed. Police cars would be allowed to park overnight.





Thank You