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Valley Avenue Property Owners Concomitant Agreement

Hello,

The City of Puyallup is reaching out to you regarding your property at 212 Todd Road. Your property is located within the RM-20 high density multiple-family residential zone. Your property also is within the area that was, at one time, subject to the [Valley Avenue Property Owners](#) concomitant agreement (the Agreement).

When originally established, the Agreement allowed properties within its boundary to be used for any of the commercial and industrial uses listed under Exhibit C of the Agreement. However, it has come to our attention that the uses listed in Exhibit C are no longer allowed. There have been changes made to the comprehensive plan and zoning designations for the area since the Agreement was established in the 1980s and the Agreement is no longer applicable. The properties that fell under the Agreement are subject to the zoning and land use restrictions in place today.

While prior communication indicated otherwise, the only uses allowed are those which are listed as permitted or conditionally permitted under the current zoning designation (RM-20). These uses can be found in PMC 20.25.010 and PMC 20.25.015.

I understand that there are two permit applications in right now for a Standalone SEPA and Clear, Fill, & Grade to address previous unauthorized fill and impacts to the critical area onsite. We will continue to review and process these applications. However, the proposed change of use to the site for outdoor storage and associated office space in the existing single-family residence would not be allowed under the current zoning.

We understand that the new analysis of the Agreement may hinder certain plans for development of your property. Please reach out to your project reviewer to discuss options for moving forward.

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