

**Conditional Use Permit Narrative**

The City of Puyallup Water Pollution Control Plant (WPCP) is located in a Public Facility (PF) zone. Per the Puyallup Municipal Code (PMC) 20.44.010 public service uses are permitted within the PF zone. The WPCP is bounded on the north and east by City of Puyallup zoned General Commercial (CG) property, on the southeast and south by City of Puyallup zoned Medium Density Single-Family (RS-08) property, on the west by unincorporated Pierce County zoned Moderate Density Single Family property and on the northwest by unincorporated Pierce County zoned Mixed Use District property. Since the WPCP abuts a residential (R) zone, public service uses such as the WPCP must submit a Conditional Use Permit (PMC 20.44.010).

The WPCP includes five parcels, Parcels No. 0420204097, 0420208044, 0420204132, 0420204136, 0420201044. The current project, WPCP Third Secondary Clarifier CIP 20-018, includes construction in Parcels No. 0420208044, 0420204132 and 0420204136. The total area included in the WPCP site is 12.15 acres, whereas the area of the site that is the subject of this Conditional Use Permit (CUP) is 6.66 acres. The new Secondary Clarifier will be located on Parcels No. 0420208044 and 0420204132 which requires that these parcels are combined into one parcel. A Lot Combination Application for Parcels No. 0420208044 and 0420204132 is in process.

The installation of a third secondary clarifier was included in the Ecology approved 1996 Wastewater Facilities Plan. The 1997 construction project at the WPCP installed the stone columns that will be used to support the third secondary clarifier and the deep piping that will connect the third secondary clarifier to the WPCP hydraulic systems.

PMC 20.44.020 identifies the property development standards that apply to public service uses in the PF zone.

Parameter	Standard per PMC 20.44.020	Standard per RS-08 zoning (PMC 20.20.020)
Minimum lot size	None	NA
Minimum lot width	None	NA
Minimum front yard setback	20 feet, or same as most restrictive abutting zone, whichever is greater, or otherwise established through a CUP permit	20 feet
Minimum rear yard setback	20 feet, or same as most restrictive abutting zone, whichever is greater, or otherwise established through a CUP permit	20 feet
Minimum side yard setback	20 feet, or as required in PMC 20.26.500, whichever is greater or as otherwise established through a CUP permit.	5 feet (interior) 15 feet (street side) 30-foot landscape barrier (PMC 20.26.500)
Minimum landscaped setback	15 feet or as required in PMC	None

along common boundary with any R zone	20.26.500 or otherwise established through a CUP	
Maximum building height	Same as the most restrictive abutting zone at the required setback line	36' – single-family house 28' – all structures other than single-family houses

The WPCP is surrounded by a 10-foot high concrete wall that was installed in the early 1980s as a security and visual barrier. As part of the 1997 WPCP improvements, 140 feet of wall section along the east side was removed and replaced for construction of the plant improvements. The wall is installed approximately 2.25 feet inside the property line. The flag portion of Parcel No. 0420208044, the main entrance into the WPCP is enclosed in a cyclone fence on the north, east and south sides. The flag portion of Parcel No. 0420201044, the north entrance to the WPCP, is enclosed with a cyclone fence on the east and west sides of the entrance.

Per PMC 20.44.045 all exterior mechanical devices and outdoor storage area must be screened from surrounding residentially zoned properties and public rights-of-way. Additionally, all fencing and screening shall comply with building setback requirements. The existing 10-foot high concrete wall serves the purpose of screening the mechanical and outdoor storage areas of the WPCP and additionally provides security for this vulnerable critical facility. Since the existing wall provides screening and security for the WPCP and all fencing and screening must comply with building setback requirements per PMC 20.44.045 it is recommended a building setback for the WPCP front, rear and side yards be 2 feet.

Per the pre-application meeting for this project the City indicated that Type II landscaping would only be required where the proposed development is along the north and part of the eastern property line. The parcel to the north and east of the proposed construction project is a commercial property would not benefit from vegetative screening from the project. The proposed construction is a low walled open water tank that would not be visible from the commercial property to the north and east. The 10-foot high concrete wall that was constructed in early 1980s provides a visual barrier between the commercial property and the WPCP. The wall is located approximately 2.25 feet inside the property line. The requirement for a vegetated buffer would not be feasible. In addition, planting of vegetation that could deposit leaves, needles or debris into the open water wastewater treatment units, including the secondary clarifiers, would create an operation and maintenance problem due to clogging of pumps and discharge pipes. The only portion of the WPCP that is visible to the public is the main entrance along 18<sup>th</sup> Street NW. This 100 foot wide flag portion of Parcel No. 0420208044 is landscaped with mature trees, shrubs and plantings.