



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

DATE: August 01, 2023

APPLICANT INFORMATION

Applicant Name:	Tonian Morgan
Property Location/Address:	1715 E MAIN, PUYALLUP, WA 98372; 1617 E MAIN, PUYALLUP, WA 98372;
Tax Parcel Number(s):	0420262055; 0420262058;

RE: Zoning Verification Request PLZV20230083

Thank you for applying for a zoning verification letter for the property listed above. Staff has reviewed information available from public records for the subject site. As received on your zoning verification application form, the following selected items include the information you requested:

☒	Certificate(s) of Occupancy:	Yes, please see attachment(s).
☒	Current zoning:	RM-20
☒	Current land use designation:	HDR
☒	Is property located in Overlay Zone, Design Review Area, Planned Development, Master Plan, or other special district?	No
☒	Is the current use of the property in compliance with the existing zoning?	Yes
☒	Are there any known legal non-conforming uses occurring on the site?	No
☒	In case of fire, earthquake, or other natural calamity, can the structure be rebuilt?	Per PMC 20.65.037, a legally established nonconforming use may be reestablished regardless of the extent of damage to any structure. Per PMC 20.65.035, a building or structure that is nonconforming to property development standards

		(setbacks, height, etc.) of the applicable zone, and has been damaged, restoration of the building or structure is permitted if the extent of the damage is less than 75% of the current replacement cost. If the damage of the nonconforming building or structure exceeds 75% of the replacement cost, the nonconforming building or structure may be restored or rebuilt only to the extent which complies fully with the property development and performance standards of the applicable zone.
☒	Are there any known unresolved zoning/building code violations on record?	None known at this time
☒	Zoning of the abutting properties surrounding the site:	North: Public Facilities (PF) South: General Commercial (CG), Limited Manufacturing (ML) East: High Density Multiple-Family Residential (RM-20) West: Public Facilities (PF), Community Business (CB)
☒	Have any use permits or variances been granted for the subject site?	Variance for building height 04-61-002 (2004); Development Agreement 'American Property Development, Inc. Development Agreement'
☒	Applicable building setbacks:	Front yard setback: 20 ft Rear yard setback: 20 ft Interior side yard setback: 15 ft; See PMC 20.25.027 Street side yard setback: 15 ft
☒	Allowable building height:	36 ft; See PMC 20.25.0205 and .0216
☒	Allowable lot coverage:	55%
☒	Applicable parking ratio:	Per PMC 20.55.010, two spaces per unit
☒	Other: Does the City have current or future plans for roadway construction, easements, land condemnation proceedings, or other such activity that would impact the placement of property lines, affect the immediately surrounding rights-of-way, disrupt traffic flow in proximity of the Subject property for an extended period of time, and/or impede access to the property?	None

	Other: A new Certificate of Occupancy will be required for:	New Construction
	Other: How are Certificates of Occupancy Issued (in general)?	Shells are not issued CO's, each new tenant is issued its own CO. The absence of a CO could result in code enforcement action.

Note: The Puyallup Municipal Code (PMC) may be viewed online at www.codepublishing.com/wa/puyallup/

The information listed information was researched on August 01, 2023, by the undersigned, per request. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,

Rachael Brown
Associate Planner
(253) 770-3363
RNBrown@PuyallupWA.gov

Attachment(s): Certificate of Occupancy available for download from City Permit Portal