

Variance Request 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. This variance request applies to Parcel No. 0420204132, which is bounded on the north and east by City of Puyallup zoned General Commercial (CG) property, and on the west and south by the City owned parcels at the WWTP.

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
Minimum lot size	None
Minimum lot width	None
Minimum front yard setback	20 feet, or same as most restrictive abutting zone, whichever is greater, or otherwise established through a CUP permit
Minimum rear yard setback	20 feet, or same as most restrictive abutting zone, whichever is greater, or otherwise established through a CUP permit
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.
Minimum landscaped setback along common boundary with any R zone	Full depth of required setbacks, or 12 feet, which ever is less per PMC 20.58.005 or otherwise established through a CUP
Maximum building height	Same as the most restrictive abutting zone at the required setback line

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 on the north and east sides of this parcel.

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 this variance request setback for the WPCP front, front 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 18th Street NW. This 100 foot wide flag portion of Parcel No. 0420208044 is landscaped with mature trees, shrubs and plantings. Therefore, this variance also includes a request to not propose landscaping for Parcel 0420204132 as part of this project.