



Variance Application

CITY OF PUYALLUP

Development Services
333 S. Meridian
Puyallup, WA 98371
Phone: 253-864-4165
www.cityofpuyallup.org

Submittal Checklist:

Application is signed and dated

8 Copies of completed application form

8 copies of a location map indicating location of property in relation to adjacent properties and major streets, no larger than 8 1/2" x 11"

8 copies: 8 1/2" x 11" site plan showing boundaries of property, structures, driveway, etc.

Critical Area ID Form

Environmental Checklist (if required): Flood Habitat Assessment, Fish and Wildlife Assessment, Mitigation Plans, Wetlands

Application Fee: **\$770.00**

Please see page 4 for detail information of submittal requirements

Date Received: _____

Staff Initials: _____

Office Use Only:

Submittal Date: ____/____/____ Case No: ____-____-____ Related Case No: ____-

When preparing this application, please print or type the reply to each question. If you have any questions, please contact the Development Services Center at (253)864-4165. The following plans, specifications and other documents pertaining to the application shall be submitted at the time of filing. Please note that incomplete application packets may cause a delay in reviewing your application.

To help you understand City standards and the Variance process, a pre-application meeting is strongly encouraged. This pre-application meeting can be scheduled within a short period of time (e.g. 3-5 days) and is free of charge. This meeting could consist of staff representatives from planning, engineering and building divisions, as warranted.

Application Information

Site Information:

Parcel Number: 0420204132

Street Address: 1602 18th St NW, Puyallup, WA 98371

Applicant Information:

Name: Jessica Wilson

Address 333 S Meridian

City Puyallup

State WA

Zip 98371

Day time Phone 253-453-3645

Owner Information

Name: City of Puyallup

Address 333 S Meridian

City Puyallup

State WA

Zip 98371

Day time Phone _____

NATURE OF REQUEST (Please Be Specific)

Requesting a variance for the front yard and side yard setback at the Water Pollution Control Plant (WPCP) - Parcel 0420204132 - to be 2 feet. Parcel 0420204132 is zoned Public Facility. Parcel 0420204132 abuts General Commercial properties on the north and east and Public Facility parcels on the south and west. The front yard is considered the east property line (parallel to the main access road to the WPCP) and the side yard is considered to be the north property line. The variance also includes a request to not propose landscaping for on Parcel 0420204132 as part of this project.

Site Information

Zoning Designation: Public Facility **Comprehensive Plan Designation:** _____

Setbacks (measured from the property line to the closest vertical wall)

	<u>Proposed/Existing</u>	<u>Required by Zoning</u>
Front Yard:	<u>2'/no structure</u>	<u>20'</u> minimum
Rear Yard:	<u>0'/ no structure</u>	<u>20'</u> minimum
Side Yard (interior):	<u>(north) 2/ no strucutre</u>	<u>20'</u> minimum
Side Yard (interior):	<u>(south) 0/no structure</u>	<u>20'</u> minimum
Side Yard (street):	<u>NA</u>	_____ minimum
Side Yard (arterial street)	<u>NA</u>	_____ minimum
From Adjacent Residential Use	<u>NA</u>	_____ minimum
Building Height:	<u>4'</u>	<u>75' (CG zone)</u> maximum
Lot Coverage:	<u>0%/45.1%</u>	<u>75% (CG zone)</u> maximum
Lot Width:	<u>Trapezoid (east 60 feet, west 100 ft)</u>	<u>none</u> minimum
Lot Length:	<u>187'</u>	<u>none</u> minimum
Lot Size (Square Feet):	<u>12,632 sf</u>	<u>--</u> minimum
Number of Parking Stalls:	<u>0 new/17 existing</u>	<u>9 for entire WPCP</u> minimum

CRITERIA

The following criteria must be met in order for the Hearing Examiner to approve your variance request. There are explanations for each criteria below. **Please respond FULLY as to how your request meets each of these criteria.** "Yes" or "No" answers are not acceptable.

- 6.1. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and/or contiguous zone in which the property is located. For purposes of this sub-section, vicinity shall be defined to only include a radius of 1,000 feet or be within the boundaries of an established subdivision when the variance request pertains to a single-family residential use.

The variance request does not grant special privilege to the parcel. The public is not allowed into the WPCP for safety and security reasons. The adjacent Public Facility parcels are included in the WPCP facility and do not allow public access. The entire WPCP facility is surrounded by a 10-foot tall concrete wall for security, flood protection and screening from adjacent parcels. The front yard setback standard for the adjacent General Commercial zone is required to promote public access to the commercial enterprises. The adjacent General Commercial zone does not require side yard or rear yard setbacks. Public access to the adjacent General Commercial zoned properties is not affected by the request to decrease the front yard setback of Parcel 0420204132. The side yard and rear yard uses of the the adjacent General Commercial zoned properties are not affected by the request to decrease the side and rear yard setbacks for Parcel 0420204132.

Per the PMC landscaping requirements are the full depth of the required setbacks or 12 feet, which ever is less. This variance application includes a request to not propose landscaping on Parcel 0420204132.

- 6.2. That the granting of such variance will not be detrimental to the public health, safety, comfort, convenience and general welfare, will not adversely affect the established character of the surrounding neighborhood within a radius of 1,000 feet, and will not be injurious to the property or improvements in such vicinity and/or zone in which the property is located.

(I.E. TO ALLOW THIS FINDING TO BE MADE, YOU NEED TO DEMONSTRATE THAT YOUR PROPOSED ADJUSTMENT WILL NOT BE UNFAVORABLE TO THE SURROUNDING PROPERTIES AND NEIGHBORHOOD.)

The granting of the variance from the front, side and rear yard setbacks for Parcel 0420204132 will not be detrimental to the public health, safety, comfort, convenience and general welfare of the public or adjacent parcels, nor will the granting of the variance to not propose landscaping on this parcel. The public is not allowed in the WPCP for security and safety reasons. The WPCP is a critical city facility that protects the health of all residents and the environment by providing wastewater treatment that meets the requirements of the State Departments of Ecology and Health and the Environmental Protection Agency. The WPCP has been in its current location for over 70 years. The proposed improvement on Parcel 0420204132 will be approximately 4 feet high and will not be visible to the surrounding properties as the entire WPCP site is surrounded by a 10-foot tall security and flood protection wall. The requested variance to the front, side and rear yard setbacks for Parcel 0420204132 will not adversely affect the established character of the surrounding neighborhood, nor will the requested variance to not propose landscaping on this parcel.

- 6.3. That such variance is necessary, because of special circumstances relating to the size, shape, topography, unusual natural features, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity within a radius of 1,000 feet and/or in the zone in which the subject property is located. Such circumstances shall not be the result of some action caused by the applicant and/or previous property owners.

(I.E. TO ALLOW THIS FINDING TO BE MADE, YOU NEED TO DEMONSTRATE THAT YOUR PROPOSED ADJUSTMENT IS NECESSARY BECAUSE OF SPECIAL CIRCUMSTANCES ON THE PROPERTY AND THE HARDSHIP IS NOT CAUSED BY THE APPLICANT AND/OR PREVIOUS PROPERTY OWNERS).

The variance of the front, side and rear yard setback requirements for Parcel 0420204132 is necessary to allow the construction of a third secondary clarifier that is required to provide adequate wastewater treatment for the growing population of the City. The variance will allow the third secondary clarifier to be installed in a location that creates the most efficient use of space and existing facilities. The WPCP is confined to the existing parcels included within the facility. Additional treatment capacity, including future facility improvements, required to serve the growing population of the Puyallup sewer service area must be able to be accommodated with the parcels currently included in the WPCP.

The variance request to not provide landscaping for Parcel 0420204132 is necessary to protect the treatment plant operations and minimize maintenance associated with any vegetation. Planting of vegetation that could deposit leaves, needles or debris into the open water wastewater treatment plant units, including the secondary clarifiers, would create an operation and maintenance problem due to clogging of pumps and discharge pipes and decrease the overall performance of the treatment plant.

Submittal Requirements for a Variance:

- 1) Completed application form, signed and dated. Please print or type. Do not leave any question unanswered, doing so will make you application incomplete.
 - 2) A vicinity map no larger than 8 1/2" X 11", indicating the location of the property in relation to adjacent streets and major streets. A copy of any Puyallup map clearing marking your property will be sufficient.
 - 3) 8 1/2" X 11" site plan, dimensioned, drawn to scale and including the following items:
 - ◆ The boundaries of the property
 - ◆ Dimensions of property and square footage of property
 - ◆ Location of existing and proposed structures indicating setback distances from property lines and square footage of each structure
 - ◆ Landscaping: existing and/or proposed
 - ◆ Location of all existing major on site natural features; including specimen trees, ponds, etc.
 - ◆ Parking areas
 - ◆ North Arrow
 - 4) Critical Area ID Form (unless expressly waived by City Staff)
 - 5) Environmental Checklist (if required) – eight (8) copies, and application fee: \$250.00
 - a. [Flood Habitat Assessment](#)
 - b. [Fish and Wildlife Assessment](#)
 - c. [Mitigation Plans](#)
 - d. [Wetlands](#)
 - 6) Application fee of \$770.00 due at time of submittal.
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CERTIFICATION:

I hereby state that I am the applicant listed above, and certify that all information contained above and in exhibits attached hereto is true and correct to the best of my knowledge and belief and is submitted for consideration by the City of Puyallup, pursuant to the provision of the Puyallup Municipal Code. It is understood that the processing of this application may require additional supporting evidence, data or statements upon request of City staff.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and it's agents the right to enter upon the premises for purpose of conducting all necessary inspections to determine compliance with applicable laws, codes and regulations. The right of entry shall continue until an approval by all applicable City departments has been obtained.

Signature of Property Owner: _____ Date _____

Print Name: _____

Signature of Applicant: *Jessica Wilson* Date: 8/8/23

Print Name: Jessica Wilson