



Date: July 19, 2023

To: City of Puyallup Development Services Center

From: Encompass Engineering & Surveying on behalf of APL

Re: APL Pre-Application Conference Project Narrative

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#### **APPLICANT**

American Pride Lending, LLC  
PO Box 1226  
Kent, WA 98035  
Sikander Sekhon  
[sekhon@ampridecorp.com](mailto:sekhon@ampridecorp.com)

#### **PROJECT NARRATIVE**

The subject property is located at 212 Todd Road NE, Puyallup, WA. The site is identified by Tax Parcel No. 042022-2008 and is approximately 42,689 square feet (0.98 acres) in size. The property is zoned RM-20 (High Density Multiple-Family Residential). The current use of the property is a single-family residence. The proposal is to remove the existing single family and redevelop the site with 13 townhomes.

The subject site is rectangularly shaped and relatively flat. Todd Road NE borders the property to the north and the properties across Todd Road NE are in the City of Edgewood jurisdiction. The property to the east of the subject site is a single-family residential home and is also zoned RM-20, however, it appears that this property is being used as a business location as well as a single family dwelling. The adjoining site to the west is a Warehouse Storage Unit and is split-zoned RM-20 and General Commercial (CG), though it appears the Commercial use has been applied to the whole site. The property to the south is also a Warehouse Storage Unit and is zoned CG.

The property was purchased in 2020 and at that time the house on the lot was in serious disrepair and unsafe for habitation. There was an excessive amount of trash that had been dumped on the lot, vegetation had grown unchecked, and transients were squatting in the house. In order to make the lot usable, all of the trash was removed along with some accessory buildings. Vegetation was cutback or removed. The house was cleaned out and then given a cosmetic facelift and minor building repairs to make it safe for occupancy. The site was graded some and then graveled for future use. There was one tree removed along the east property line, but the remainder of the clearing was just overgrown brush and blackberries. The property owner was unaware that cleaning up the site would trigger a clearing & grading site, but he has since applied for a retro C&G permit (PRGR20230114).

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**Western Washington Division**  
165 NE Juniper St., Ste 201, Issaquah, WA 98027  
Phone: (425) 392-0250

**Eastern Washington Division**  
407 Swiftwater Blvd., Cle Elum, WA 98922  
Phone: (509) 674-7433

**QUESTIONS FOR PERMITTING STAFF**

- What additional technical studies and permits may be required for the project?
- Will SEPA be required for the townhome development?
- What are the anticipated impact fees?
- We have been notified that this site will possibly rezoned to CG as part of the next comp plan update. Will the land use permit (Site Plan Review?) vest the property to the RM-20 zone if the lot is rezoned?
- What is the minimum access driveway width required?
- Can the townhomes abut right to the access driveway? Are they required to have individual driveways per unit? If so, what is the size requirement?
- Are tandem garages acceptable in the townhomes? Minimum dimensions?
- How much perimeter landscaping is required on the west property line? The commercial site has already installed landscaping on their side?
- On the east property line we have proposed to overlap the private open space and 12' of perimeter landscaping. The 12 feet will be landscaped as needed to meet that requirement. Is this acceptable?
- Can the private space be located on a rooftop deck as an alternative location?
- Open Space has been proposed in 3 locations on-site to meet the 30% requirement. Is there any options for a fee-in-lieu or reduction of this requirement? The site is narrow and long. It is very challenging to fit a road, landscaping, townhomes and open space in the provided area. If there are any other options it would be appreciated.
- I'm assuming the common open space at the southern portion of the lot can overlap with the stream buffer as long as that area is not used for active recreation. Can you confirm?
- Is there an efficient way to combine the work needed on the retro C&G permit with the work required for the townhomes? Obviously, the gravel needs to be removed, but we would prefer to not design the drainage system twice.

**EXHIBITS**

- Seven (7) pictures of the site prior to/during site clean-up.
- One (1) picture of the site from the back of the property.











