

**Lisa Morrell Ehli**

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**From:** Chris Beale <CBeale@PuyallupWA.gov>  
**Sent:** Thursday, July 06, 2023 4:02 PM  
**To:** Lisa Morrell Ehli; Courtney Flora  
**Cc:** Jeff Wilson; TLitz@VectorREcorp.com; Randy Brown  
**Subject:** RE: Freeman Rd, 6/30 meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Lisa,

See comments below!

Thanks,

Chris Beale (He/Him) | AICP  
Senior Planner ##  
5861; 741874 ; #  
[fehdbC sx | dcsz dity](#)##  
#  
*CityView permit portal:* <https://permits.puyallupwa.gov/Portal>

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**From:** Lisa Morrell Ehli <Lisa.Ehli@synthesispllc.com>  
**Sent:** Friday, June 30, 2023 2:32 PM  
**To:** Chris Beale <CBeale@PuyallupWA.gov>; Courtney Flora <cflora@mhseattle.com>  
**Cc:** Jeff Wilson <JWilson@PuyallupWA.gov>; TLitz@VectorREcorp.com; Randy Brown <randy.brown@synthesispllc.com>  
**Subject:** RE: Freeman Rd, 6/30 meeting

**CAUTION: This is an External Email. Do not click links or open attachments unless you are expecting them.**

Hello Chris,

As we noted in the meeting, this email is extremely helpful and resolved a number of points for us. Please confirm the following:

Follow up to point b) During our discussion, you noted that the 15' of landscaping to the North side of building A was being required because of visibility from Freeman road, and not because of the residential property to the North (since it's across a county line). After meeting with Fire officials and looking at aerial access apparatus requirements, and considering that there won't be much visibility from Freeman, you agree that it's acceptable to reduce the foundation landscaping in this location only from 15' to 10'. **That's correct.**

Follow up to point f) we discussed reducing the number of islands to perhaps (1) center island for each trailer yard, and making it twice as wide as required with more trees. You said that would be considered most likely with favor, and that we can send an exhibit for consideration. **That's correct, we'd like to see an exhibit first.**

Also for your consideration on point a) per FRO code: building height can be 40' at 36'-8" back from the property line. Under ML: building height must be 38'-4" back from the property line to be 40' tall. Or to flip this, if the building is

36'-8" back from the property line, it can be 40' tall per FRO standards and 37'-6" per ML standards. **We will allow the height to be measured consistent with 20.26.500 (6). One other note, you may want to review all the sections of 20.26.500 since all of it applies to the project, specifically thinking about sub sections (7) (lighting) and (8) (signage) too.**

Thank you!

## Lisa Morrell Ehli

Architect

SynThesisPLLC

Working from home at: (425) 445-8288 cell

[Lisa.Ehli@SynThesisPLLC.com](mailto:Lisa.Ehli@SynThesisPLLC.com)

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**From:** Chris Beale <[CBeale@PuyallupWA.gov](mailto:CBeale@PuyallupWA.gov)>  
**Sent:** Friday, June 30, 2023 12:08 PM  
**To:** Courtney Flora <[cflora@mhseattle.com](mailto:cflora@mhseattle.com)>  
**Cc:** Jeff Wilson <[JWilson@PuyallupWA.gov](mailto:JWilson@PuyallupWA.gov)>; [TLitz@VectorREcorp.com](mailto:TLitz@VectorREcorp.com); Randy Brown <[randy.brown@synthesispllc.com](mailto:randy.brown@synthesispllc.com)>; Lisa Morrell Ehli <[Lisa.Ehli@synthesispllc.com](mailto:Lisa.Ehli@synthesispllc.com)>  
**Subject:** RE: Freeman Rd, 6/30 meeting

Hi Courtney,

See below, talk to you this afternoon.

Thanks,

Chris Beale (He/Him) | AICP

Senior Planner ##

5861; 741874 ; #

[fehdbC sx | dcsz dtjry](#)##

#

*CityView permit portal:* <https://permits.puyallupwa.gov/Portal>

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**From:** Courtney Flora <[cflora@mhseattle.com](mailto:cflora@mhseattle.com)>  
**Sent:** Monday, June 26, 2023 4:22 PM  
**To:** Chris Beale <[CBeale@PuyallupWA.gov](mailto:CBeale@PuyallupWA.gov)>  
**Cc:** Jeff Wilson <[JWilson@PuyallupWA.gov](mailto:JWilson@PuyallupWA.gov)>; [TLitz@VectorREcorp.com](mailto:TLitz@VectorREcorp.com); Randy Brown <[Randy.Brown@SynthesisPLLC.com](mailto:Randy.Brown@SynthesisPLLC.com)> <[randy.brown@synthesispllc.com](mailto:randy.brown@synthesispllc.com)>; Lisa Morrell Ehli ([Lisa.Ehli@synthesispllc.com](mailto:Lisa.Ehli@synthesispllc.com)) <[Lisa.Ehli@synthesispllc.com](mailto:Lisa.Ehli@synthesispllc.com)>  
**Subject:** Freeman Rd, 6/30 meeting

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Hi Chris— Here is a list of issues we'd like to discuss on Friday. Feel free to give me a call if you'd like to connect in advance.

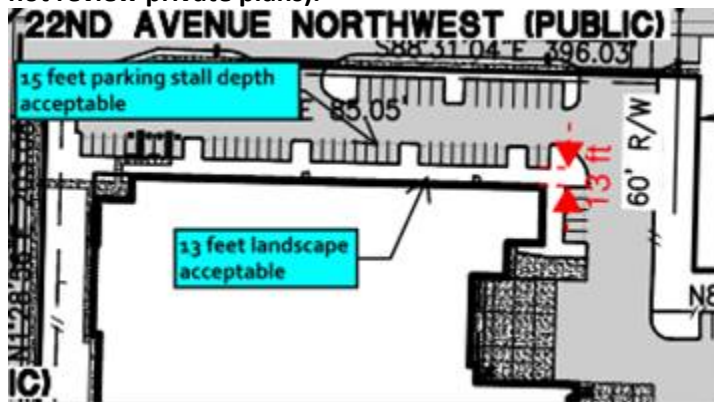
Agenda:

- 1) Site Plan (detailed list below)
- 2) Design Review

3) Vesting/IBC

4) Process for bus stop vacation

- a. Building height along Freeman Rd. The setback provided from Freeman Road is 36' 8". Accordingly, building height can be up to 40'. See the FRO standards in PMC 20.26.500(6), which provides: "The maximum height for all structures within the first 30 feet of setback from an adjoining street or residential zone shall be one foot for each foot of setback. The maximum building height may be increased by one and one-half feet for each additional one foot of setback in excess of 30 feet up to the maximum building height permitted by the underlying zoning standards." The FRO standard is different than the general ML standard in PMC 20.35.023, which does not apply here. In the event of conflict between general and specific standards, the more specific (FRO standards) apply. **The base zoning code always applies and governs the development. The section of 20.26.500 is an architectural design review code that does not supercede nor supplant the base ML zoning bulk development standards for maximum building heights (20.35.023).**
- b. Foundation landscaping on the North sides of both buildings. The 3 items converging to create an issue are the required length of the parking stalls, the fire requirement for aerial apparatus access roads which necessitates that the edge of the drive be maximum 30' from the building (see IFC 2018 D105.3), and the 15' required foundation landscape in these locations per 20.26.400(1). If the building footprint were reduced, this issue would still exist. The project needs aerial access apparatus drives around at least 25% of the building perimeter and can't provide these in the truck court or along Freeman, so they must be located along the North and South sides of the building. In other Vector projects with a similar design, the ROW is used for aerial apparatus, but here, the extensive setback requirements prevent that. Parking needs to be near building entrances for safety and accessibility. To resolve this conflict, we will seek a deviation to parking stall width under PMC 20.55.035. The request will be a 2' reduction in the depth of the parking stalls with a 2' overhang, so that the compact stalls are 15' deep with a 2' overhang instead of 17' deep. This is a deviation granted by the PW director, but we'd like planning's support. **I can verify that the north side of the north building is the apparatus road. The visibility of that part of the north building is likely less of an issue so the application of the design review code to the north side of the north building will no longer be an issue. The south building appears to have 13 feet of landscape in front of it now, which we will accept. 15 foot parking stall depth in both location is acceptable; DPS approves parking stall dimensions (code stating PW director is out of date as PW does not review private plans).**



- c. Landscaping along Freeman Rd. On C8, there is a comment requiring 30' of landscaping along Freeman road with no code citation. The FRO regulations (PMC 20.26.500(1)) require 12' of landscaping. **20.26.500 is the architectural design review code and is not the Freeman Road Overlay. FRO is PMC 20.54. PMC 20.54.020 (2) does refer to the 20.26.500 standard, which you are correct requires 12 feet of landscape buffer when the development is separated by a street from residential, so that is my error in stating it was 30 feet. The base zoning height to setback rules (20.35.023) will not however allow the building to be placed at a 12 foot setback.**

- d. Landscaping along 22<sup>nd</sup> Ave NW. On C8 and C9, a 12' landscaping requirement is cited along 22nd Ave NW with no code citation. Per 20.58.005(2), 6' is required. **20.58.005 (2) requires 12 feet because 22<sup>nd</sup> Ave it is a front yard street frontage (it's the narrower of the two street frontages (as compared to the Freeman Road frontages) and is therefore the front yard for the development per our typical application of code standards). 20.58.005 (2) requires landscape yards to the depth of the required setback, or 12 feet, which ever is less. ML requires a 20 foot minimum setback, so the 12 foot standard would apply. We can however provide flexibility in application of street side yard and require only 10 feet of landscape along that street frontage in lieu of 12 feet.**
- e. Landscape buffer. On C10, we agree there is a 15' landscape buffer. The majority of this elevation is over 15', but there is a pinch point that is 2.5" short at the shortest point. We are proposing averaging to meet this requirement. **That's fine if its less than 6"**.
- f. Landscape island. The VMS requirement for a landscape island every (8) trailer storage stalls is not necessary or feasible here. has been brought up multiple times. For large, paved, truck trailer parking areas, the VMS (pg. 43) allows for "reasonable discretion and flexibility in site designing to allow larger consolidated/ grouped islands to spread out evenly through the paved areas, ensuring landscaping meets the intent of the type IV design . . ." We'd like to work with you on an alternative design. **I don't know how open we are to waiving our standards given the VMS standards for truck trailer parking is so specific. The standard about flexible applications applies to things in industrial areas like contractor storage yards without striped stalls. The trailer parking are defined stalls for truck trailer storage so I am not seeing how the highlighted section below wouldn't apply?**

C. **Landscaping islands apply to all striped parking and storage areas, including heavy truck trailer parking.** For large, paved areas which trigger parking lot landscaping under PMC 20.58.005, but may not contain vehicle striping for vehicle parking, staff will use reasonable discretion and flexibility in site designing to allow larger consolidated/ grouped islands to spread out evenly through the paved areas, ensuring landscaping meets the intent of the type IV design standards and meets the minimum landscape requirements in PMC 20.58.005.

- g. Buffer to south. The FRO standards (PMC 20.26.500(1)) provide that: "When a street or alley separates a nonresidential zone from a residential zone, this landscape buffer may be reduced to 12 feet in width and a six-foot masonry or wood opaque fence shall be provided at either edge of the landscape buffer." 19<sup>th</sup> Ave qualifies as an alley, defined as a "City-approved private way." See PMC 20.15.005. We are proposing a 12' buffer and wood fence, consistent with the FRO standards. As a practical matter, this site is constrained by wetlands and unlikely to be developed; there is no need for a 35' buffer here. **First part: PMC 20.35.035 (2)(b) is the second of code requiring the 35 feet. The second part of the alley definition states: "'Alley' means a public right-of-way or city-approved private way which affords only a secondary means of access to abutting property.** The 19<sup>th</sup> Ave private drive is the main access for the Shank business park, not a secondary/minor access so it doesn't neatly meet that definition. It may also serve a future main access for the Tribal owned parcel in the future. Perhaps the application of a 35 foot buffer is likely not necessary and this may be a good candidate for a variance application based on the context of this situation, certainly, but until that would be approved (after public outreach and comment, including feedback from the Tribe) we may not know exactly if deviating from the 35 foot buffer is a good idea/appropriate. If the Tribe has plans for a sensitive use (like a park or residential land uses) on their land we will not know if a reduced buffer is appropriate.

Partner

**McCULLOUGH HILL PLLC**

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Seattle, Washington 98104

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## Lisa Morrell Ehli

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**From:** Chris Beale <CBeale@PuyallupWA.gov>  
**Sent:** Friday, July 28, 2023 11:17 AM  
**To:** Lisa Morrell Ehli; Courtney Flora  
**Cc:** Jeff Wilson; TLitz@VectorREcorp.com; Randy Brown  
**Subject:** RE: Freeman Rd, 6/30 meeting

Hi Lisa,

This will work fine, yes.

Chris Beale (He/Him) | AICP

Senior Planner ##

5861; 741374; #

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**From:** Lisa Morrell Ehli <Lisa.Ehli@synthesispllc.com>  
**Sent:** Tuesday, July 25, 2023 7:05 PM  
**To:** Chris Beale <CBeale@PuyallupWA.gov>; Courtney Flora <cflora@mhseattle.com>  
**Cc:** Jeff Wilson <JWilson@PuyallupWA.gov>; TLitz@VectorREcorp.com; Randy Brown <randy.brown@synthesispllc.com>  
**Subject:** RE: Freeman Rd, 6/30 meeting

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Hello Chris,

As a follow up to our meeting, here's an updated site plan. Please take a look at the landscape island proposed in the trailer parking areas. They are as wide as (3) trailer stalls. Would this work as an alternate to the every (8) stalls default?

Regards,

## Lisa Morrell Ehli

Architect

SynThesisPLLC

Working from home at: (425) 445-8288 cell

[Lisa.Ehli@SynThesisPLLC.com](mailto:Lisa.Ehli@SynThesisPLLC.com)

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**From:** Chris Beale <[CBeale@PuyallupWA.gov](mailto:CBeale@PuyallupWA.gov)>  
**Sent:** Tuesday, June 27, 2023 10:03 AM  
**To:** Courtney Flora <[cflora@mhseattle.com](mailto:cflora@mhseattle.com)>  
**Cc:** Jeff Wilson <[JWilson@PuyallupWA.gov](mailto:JWilson@PuyallupWA.gov)>; [TLitz@VectorREcorp.com](mailto:TLitz@VectorREcorp.com); Randy Brown <[randy.brown@synthesispllc.com](mailto:randy.brown@synthesispllc.com)>; Lisa Morrell Ehli <[Lisa.Ehli@synthesispllc.com](mailto:Lisa.Ehli@synthesispllc.com)>  
**Subject:** RE: Freeman Rd, 6/30 meeting

Good morning Courtney,

I will provide a short responses to each item prior to our meeting on Friday.

Item #4 is not a Planning issue, its more of an Engineering issue, but we can try to outline the process for street vacation for the short dog leg on the north side of the 22<sup>nd</sup> Ave NW right of way.

Thanks,

Chris Beale (He/Him) | AICP

Senior Planner ##

5861; 741874 ; #

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CityView permit portal: <https://permits.puyallupwa.gov/Portal>

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**From:** Courtney Flora <[cflora@mhseattle.com](mailto:cflora@mhseattle.com)>

**Sent:** Monday, June 26, 2023 4:22 PM

**To:** Chris Beale <[CBeale@PuyallupWA.gov](mailto:CBeale@PuyallupWA.gov)>

**Cc:** Jeff Wilson <[JWilson@PuyallupWA.gov](mailto:JWilson@PuyallupWA.gov)>; [TLitz@VectorREcorp.com](mailto:TLitz@VectorREcorp.com); Randy Brown

([Randy.Brown@SynthesisPLLC.com](mailto:Randy.Brown@SynthesisPLLC.com)) <[randy.brown@synthesispllc.com](mailto:randy.brown@synthesispllc.com)>; Lisa Morrell Ehli ([Lisa.Ehli@synthesispllc.com](mailto:Lisa.Ehli@synthesispllc.com)) <[Lisa.Ehli@synthesispllc.com](mailto:Lisa.Ehli@synthesispllc.com)>

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seek a deviation to parking stall width under PMC 20.55.035. The request will be a 2' reduction in the depth of the parking stalls with a 2' overhang, so that the compact stalls are 15' deep with a 2' overhang instead of 17' deep. This is a deviation granted by the PW director, but we'd like planning's support.

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Courtney Flora

Partner

**McCULLOUGH HILL PLLC**

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**Lisa Morrell Ehli**

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**From:** Chris Beale <CBeale@PuyallupWA.gov>  
**Sent:** Tuesday, August 29, 2023 7:53 AM  
**To:** Lisa Morrell Ehli  
**Cc:** William Brown; Tyler Litzenberger; William Brown; Max Cordell; Randy Brown  
**Subject:** RE: P-21-0136 Landscaping questions  
**Attachments:** 20.7 Sight Triangle Diagram.pdf; 20.4 Planting and Root Barrier Detail.pdf

Hi Lisa,

My responses are below in bold font, also see attached. Thank you!

Chris Beale (He/Him) | AICP

Senior Planner ##

5861; 741874; #

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**From:** Lisa Morrell Ehli <Lisa.Ehli@synthesispllc.com>  
**Sent:** Thursday, August 24, 2023 1:08 PM  
**To:** Chris Beale <CBeale@PuyallupWA.gov>  
**Cc:** William Brown <corky\_b@comcast.net>; Tyler Litzenberger <TLitz@vectorrecorp.com>; William Brown <corky\_b@comcast.net>; Max Cordell <mcordell@vectorrecorp.com>; Randy Brown <randy.brown@synthesispllc.com>  
**Subject:** P-21-0136 Landscaping questions

**CAUTION: This is an External Email. Do not click links or open attachments unless you are expecting them.**

Hello Chris,

We're continuing to chug forward with responding to P-21-0136 Freeman Logistics SEPA comments. After updating the site, we looped in our landscape architect Corky (copied here) and he also had some planning questions that I assume you would be the correct part to address. Thanks for your teamwork during this process!

1. Where we show 30' landscape buffers around the neighboring residential property at the East end of 22<sup>nd</sup> Ave NW: it's our understanding from the code language copied below that when a Type 1 landscape is required and it's wider than 15', it can be a Type 1A. Type 1A requires a fence but not a berm and retaining wall – correct? **Correct.**
2. Will a Type 1D landscape with a 3:1 slope, retaining wall and fence be required along Freeman Road or will a Type 1A with a fence be sufficient? **Type 1d, with retaining wall and fence/wall.** Currently we have a 12' wide type 1D buffer, but were wondering if we increased it to a 30' Type 1A buffer, could we get rid of that berm and retaining wall? **Perhaps, but we'd still want some form of berming across the landscape yard to elevate the landscape at the time of install. We'd need to better understand what that would look like with a revised site plan and exhibit.**
  - a. This also begs the following question: if we did a 30' type 1A buffer along Freeman, could that be combined with the 15' foundation landscaping requirement? Or would the 15' foundation landscaping need to be entirely separate and additional to the 30' buffer? **Separate standards that cannot be combined. However, if you are screening the front of the building elevation facing Freeman with a type 1 30 foot landscape buffer, we would not require the 15 foot design review foundation line landscape along that part of the building(s).**

2. Will an Irrigation Plan for the Building Permit be required or can that be a Design/Build? A schematic irrigation plan identifying irrigation type, product and details could be provided if required. **I believe we only care about how you are connecting to the water system with irrigation for backflow protection purposes. The layout and design of the irrigation on site is not regulated (although irrigation is required).**

3. The Vegetation Management Standards list 20.0 Appendix on page 51 of 51. We could not locate those Appendices. We will need the following:

- a. 20.4, Planting and Root Barrier Detail
- b. 20.7, Sight Triangle Diagram

Thank you!!

### 13.1 Required Landscape Types for Perimeter Lot Lines (all zones where PM 20.58.005 (2) applies (All zone districts except RS districts))

The following requirements shall be used:

- A. Type I landscaping when ML, MP and MR zones abuts any other zone  
Type I is also specified under PMC 20.26.500.

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Descriptions:

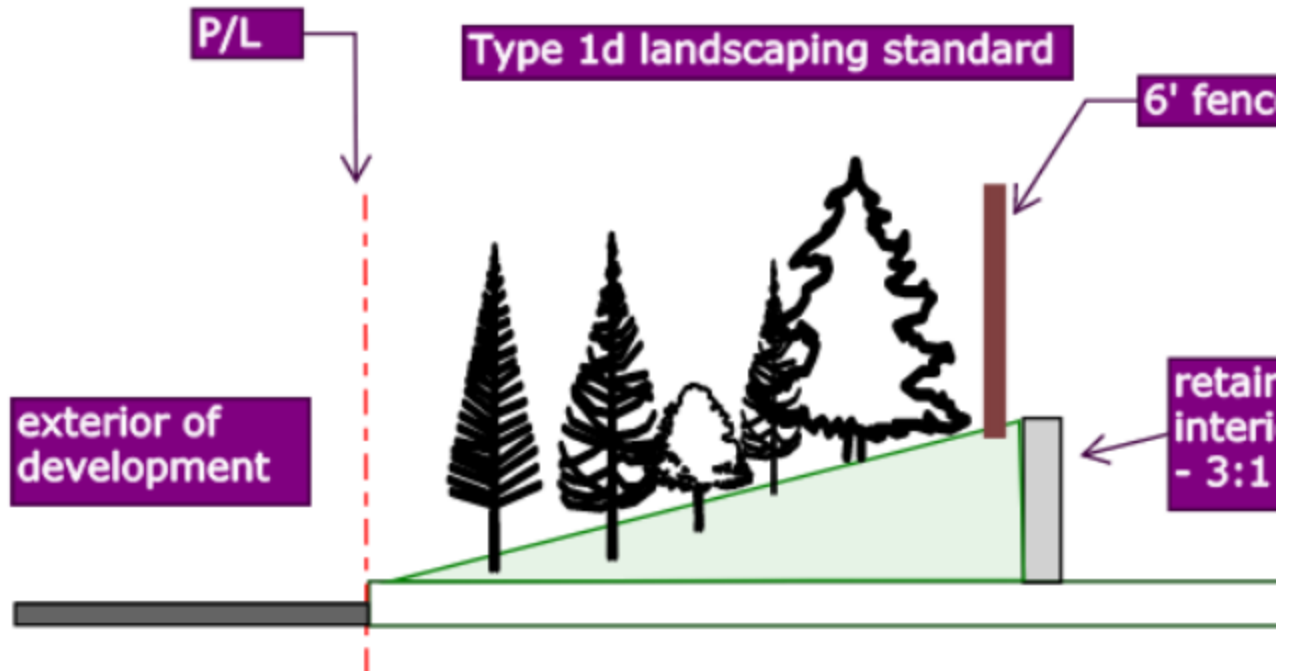
#### Type Ia

Type Ia is intended to be used in scenarios where more than 15 feet of landscape width is present, particularly if used pursuant to PMC 20.26.500 as a zone transition landscape area. Two staggered rows of evergreen trees (of differing species) with evergreen and shrubs arranged to provide 100 percent visual separation from ground level up to six feet within three years from time of installation. Native conifers shall be used. Appropriate shrub and living ground cover (excluding turf grass) shall provide 75 percent ground area coverage within three years. A six-foot-high masonry wall or wood opaque fence shall be established and maintained along the common property line at either edge of the landscape buffer. This may be used in lieu of this standard for specific land uses and situations where additional screening is warranted, as determined by the Director. Bio-swaales or rain gardens may be used within these landscaping areas as long as they are designed to meet the intent of this

=====

## Type 1d

Type 1d shall be implemented with a berm and retaining wall system in where providing additional visual separation and screening of land uses (such as industrial uses, commercial land uses abutting or adjacent to residential, condit uses, etc.). All plant materials shall follow Type 1a standards or PMC 20.26.500.



**Lisa Morrell Ehli**

Architect

SynThesisPLLC

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