



City of Puyallup

Planning Division

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STAFF REPORT TO HEARING EXAMINER

To: Hearing Examiner

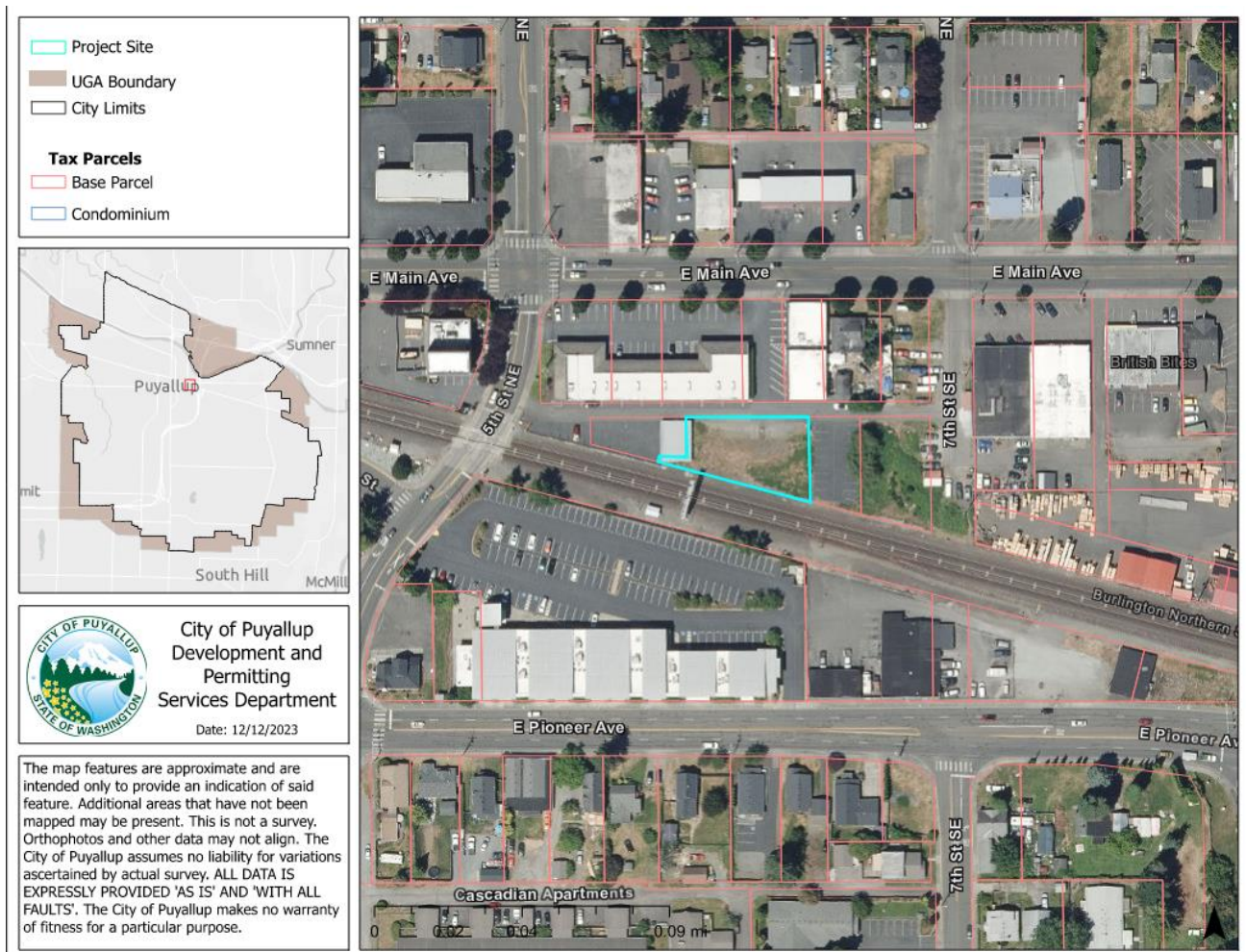
From: Nabila Comstock, Associate Planner

RE: KEIMIG Project # PLCUP20220162

Date of memo: January 08, 2024

Hearing Date: January 18, 2024

VICINITY MAP



PROJECT OVERVIEW	
<p>Applicant: ESM Consulting Engineers</p> <p>Staff Coordinator: Nabila Comstock</p> <p>Property Owner: Samantha Keimig</p> <p>Address: 111 5th St SE, Puyallup, WA 98372</p> <p>Parcel ID#: 7285000112</p> <p>Site Size: 10,000 SF</p> <p>Comp Plan Designation: AOC</p> <p>Zoning: CG</p>	<p>Proposal: Conditional use permit application for a light industrial use within the CG - general commercial zone. The proposed project is for a 3,204 square foot building divided into four (4) units used for workspace and ancillary storage associated with the primary use within the units.</p> <p>Relevant History: This is a vacant lot within the general commercial (CG) zone. There have been two previously approved conditional use permits and one variance for this site. However, none of these have been pursued for construction prior to their expiration.</p> <p>Summary of Key Issues: The City's Comprehensive Plan designates this site as within the general commercial (CG) zone. In the CG zone, storage facilities are not a permitted use by right. Storage facilities would be considered a limited manufacturing use, which requires a conditional use permit in the CG zone.</p> <p>Staff Recommendation: Approve with conditions.</p>

PUBLIC NOTIFICATION RECORD – APPLICATION NOTICE

- Permit request received by city on December 12, 2022
- Initial submittal deemed complete by Department on December 12, 2022
- Notice of complete land use application mailed to all owners of property within a specified radius of the site (as required by PMC 20.12.010) as indicated by the Pierce County Assessor Treasurer's records: December 19, 2022
- Notice of Application sent to the current list of public agencies and Tribes noticed of complete land use applications by the Department: December 19, 2022
- Notice of Application Published in the Tacoma News Tribune: December 19, 2022
- Notice of Application was posted at the project site by the applicant: December 28, 2022 (verification provided by the applicant via affidavit of posting).

PUBLIC NOTIFICATION RECORD – HEARING NOTICE

- Notice of Public Hearing mailed to all owners of property within a specified radius of the site as indicated by the Pierce County Assessor Treasurer's records: 28 days in advance of hearing – 15 days minimum required by PMC 20.12.010 (1)).
- Notice of Public Hearing was posted at the project site by the applicant: ESM Consulting Engineers (verification provided by application via affidavit of posting - 21 days in advance of public hearing, 15 days minimum required by PMC 20.12.010 (3)).
- Notice of Public Hearing published in the Tacoma News Tribune: 28 days in advance of hearing – 15 days minimum required by PMC 20.12.010(1)).

COMMENT RECORD

A response from Nisqually Indian Tribe was received on December 20, 2022 in response to the Notice of Application. Their comment stated that they had no specific comments or concerns, but to keep them informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

STATUS OF REGULATIONS

Since the filing of the complete application, no amendments to regulations applicable to the project have been adopted by the City Council.

STATE ENVIRONMENTAL POLICY ACT (SEPA) STATUS

Project scope falls below State Environmental Policy Act (SEPA) thresholds, thus no SEPA checklist was submitted for this project.

PROJECT DETAILS

Conditional use permit application for a light industrial use within the CG - general commercial zone. The proposed project is for a 3,204 square foot building divided into four (4) storage units on the ground floor and two (2) workspace units on the second floor.

SURROUNDING AREA

The surrounding area consists of professional offices and limited manufacturing uses. The site is directly north of the BNSF railway. To the north of the site is a professional office plaza and to the east is a parking lot. Further east are limited manufacturing uses located within the ML – limited manufacturing zone.

CRITICAL AREA REVIEW

The project site does not contain nor is within 300 feet of any regulated critical area that necessitated reports for this scope of work. The only critical areas located on this site or within 300 feet are the Lahar Zone and the Aquifer Recharge Area.

COMPREHENSIVE PLAN POLICIES

Land Use Element

LU - 2.4 Support easily accessible, compact commercial nodes within proximity to residential neighborhoods.

- b. Locate a mix of uses (housing, sale of household goods and services, general retail, and professional offices) within the Regional Growth Centers and other commercial areas as appropriate.

LU - 5.2 Sanitary sewer service shall be the appropriate urban level of service for residential development on parcels smaller than one acre, for all new industrial development and commercial development.

LU - 7.2 Encourage the development of and improvements to the pedestrian network that enhance walkability to community and personal services.

LU - 16.2 Encourage commercial development and redevelopment to be focused in compact centers with interrelated functions and discourage further strip commercial development.

LU - 17 Plan for flexible commercial and mixed-use areas that serve the community, are attractive, are compatible with adjacent land uses, incorporate pedestrian-scale design, and have long-term economic vitality.

LU - 17.1 Require designated automobile-oriented commercial areas to maintain a positive functional and aesthetic relationship to the pedestrian oriented commercial area, and encourage developments in such areas to incorporate non-motorized improvements where possible.

Community Character Element

CC – 1.4 Promote the development of commercial uses that are visually attractive, compatible with the character of the community and natural environment, and which retain their own distinct sense of place.

CC- 1.5 Enhance the commercial employee and customer experience through quality site and architectural design, landscaping, streetscape and non-motorized improvements.

CC - 1.6 Encourage industrial development projects which complement and contribute positively to the character of the community through sensitive site design, buffering from adjacent uses, and facilitation/acknowledgement of the pedestrian experience.

CC - 2.7 Require commercial, mixed-use, and multi-family development to incorporate a variety of public amenities, such as public and pedestrian access, pedestrian-oriented building design, mid-block connections, public spaces, parks and open spaces, community activities, and solar access.

CC - 4.1 Where appropriate and feasible, provide lighting, seating, landscaping, and other amenities for sidewalks, walkways, and trails.

Economic Development

ED – 4.4 Support other local business districts of the City (e.g. East Main, neighborhood nodes) through periodic planning review so as to be responsive to their unique situations.

STAFF CONCLUSIONS

Required findings to grant a conditional use permit per PMC 20.80.010:

1. That the use for which the conditional use permit is applied for is specified by this title as being conditionally permitted within and is consistent with the description and purpose of the zone district in which the property is located.

Staff Analysis:

- a. The site is located in the CG – general commercial zone and the corresponding AOC – auto-oriented commercial land use designation.
- b. The proposal is for a 3,204 square foot building that will be utilized for workspace and ancillary storage. There will be four (4) storage units on the ground floor and two (2) workspaces located on the second floor of the building. Though the workspaces are a permitted use in the CG zone, storage facilities fall under limited manufacturing/light industrial uses, which are a conditionally permitted use in this zone (PMC 20.30.010).

- c. Defined in PMC 20.15, “limited manufacturing/light industrial uses” includes the following typical uses:
 - a. “...Typical uses include contractor’s shops, metal fabrication, custom boat building, indoor storage of bulk materials and machinery, nonflammable gas production, warehouse and distribution facilities, publishing plants, vehicle repair facilities, storage units, or towing yards.”
 - d. The project, as reviewed and conditioned, appears to be consistent with the zone district. PMC 20.30.005 (5) states: “The CG zone is intended to provide for retailing and other commercial services that serve the large market area surrounding the Puyallup community. Such commercial developments usually rely upon the automobile as their principal source of access. Maximum building heights range between four and six stories. In contrast to the CB zone, some uses in the CG zone may require large tracts of land and involve outdoor display of products for sale (such as automobile sales). The CG zone is also intended to allow some uses which are quasi-light industrial in character.”
2. That the granting of such conditional use permit 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, and will not be injurious to the property or improvements in such vicinity and/or zone in which the property is located.

Staff Analysis:

- a. The proposed development is located on a parcel located directly north of the BNSF railway and directly south of a professional office complex. Directly to the east of this lot is a parking lot and to the west is an approximate 1,600 square foot garage and small parking lot. The proposed storage facility use would not have an adverse impact on the surrounding uses in the area. In addition to this, the design of the proposed structure conforms with the non-residential design review requirements found in PMC 20.26.300 and meets the property development standards for the CG zone found in PMC 20.30.360. Therefore, it is not anticipated to have negative impacts on the surrounding area in terms of the character of the neighborhood.
 - b. The required 6-foot perimeter landscape buffers along the east, south, and west property lines will preserve the character of the zone by providing a barrier between the parking on the west and the edge of the building on the east.
3. That the proposed use is properly located in relation to the other land uses and to transportation and service facilities in the vicinity; and, further, that the use can be adequately served by such public facilities and street capacities without placing an undue burden on such facilities and streets.

Staff Analysis:

- a. The proposed storage and workspace building is located along an existing paved alleyway. The applicant will be required to make frontage improvements along length of the parcel to properly serve the use. In addition to this, a 2-foot right-of-way dedication is required in order to increase the width of the roadway. A total of 4-feet of right away dedication is required to make the alley compliant in meeting roadway standards. However, we only typically require half (2-feet instead of

4-feet) to be part of frontage improvements in order to maintain the right of way center line as future adjacent developments occur.

- b. Utility services meeting city standards are proposed in order to serve the use. These utilities include connecting to the water main, sanitary sewer, and storm. The applicant will be extending each utility main in the right of way at varying lengths and locations under a future civil permit.
 - c. The proposed use includes three (3) driveways – one for access to the parking lot and two for cars to use for the storage spaces. The traffic engineer has stated that the number of driveways does not present transportation issues and will not place an undue burden on this street.
4. That the site is of sufficient size to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading, landscaping and other such features as are required by this title or as are needed in the opinion of the hearing examiner are properly provided to be compatible and harmonious with adjacent and nearby uses.

Staff Analysis:

- a. The site will be able to accommodate all four (4) required parking stalls and meet the majority of all required development standards of the current code without special deviations.
 - b. Both the Nonresidential Design Review Standards (PMC 20.26.300 (3.b)) and Site Plan Design Principles for the CG zone (PMC 20.30.037 (2.c)) require that there be at least 8 feet of pedestrian plaza space followed by at least 8 feet of perimeter landscaping along the front property line in front of the building. Functionally, a continuous planted landscape buffer would not be feasible due to the operations and use of the site. However, the applicant proposes to dedicate the 8 feet of required landscaping area to install freestanding landscape planters. Staff finds this to be an acceptable option based on the use and layout of the building and its associated driveways.
 - c. In the northwest corner of the site, only groundcover is proposed where the proposed fire hydrant is located. The placement of the fire hydrant cannot be moved. Staff requested that the groundcover still be planted in this area but acknowledge that trees cannot be planted within this area due to the hydrant and associated utilities.
5. That the granting of such conditional use permit will not be contrary to the adopted comprehensive plan, or to the objectives of any code, ordinance, regulation, specifications or plan in effect to implement said comprehensive plan.

Staff Analysis: The following Comprehensive Plan policies are consistent with the proposed development:

- a. Land Use Element
- b. Community Character Element
- c. Economic Development

STAFF RECOMMENDED HEARING EXAMINER CONDITIONS

- I. Please see Exhibit 14 – Final DRT letter for the full list of staff's conditions of approval.