



City of Puyallup

Planning Division

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STAFF REPORT TO HEARING EXAMINER

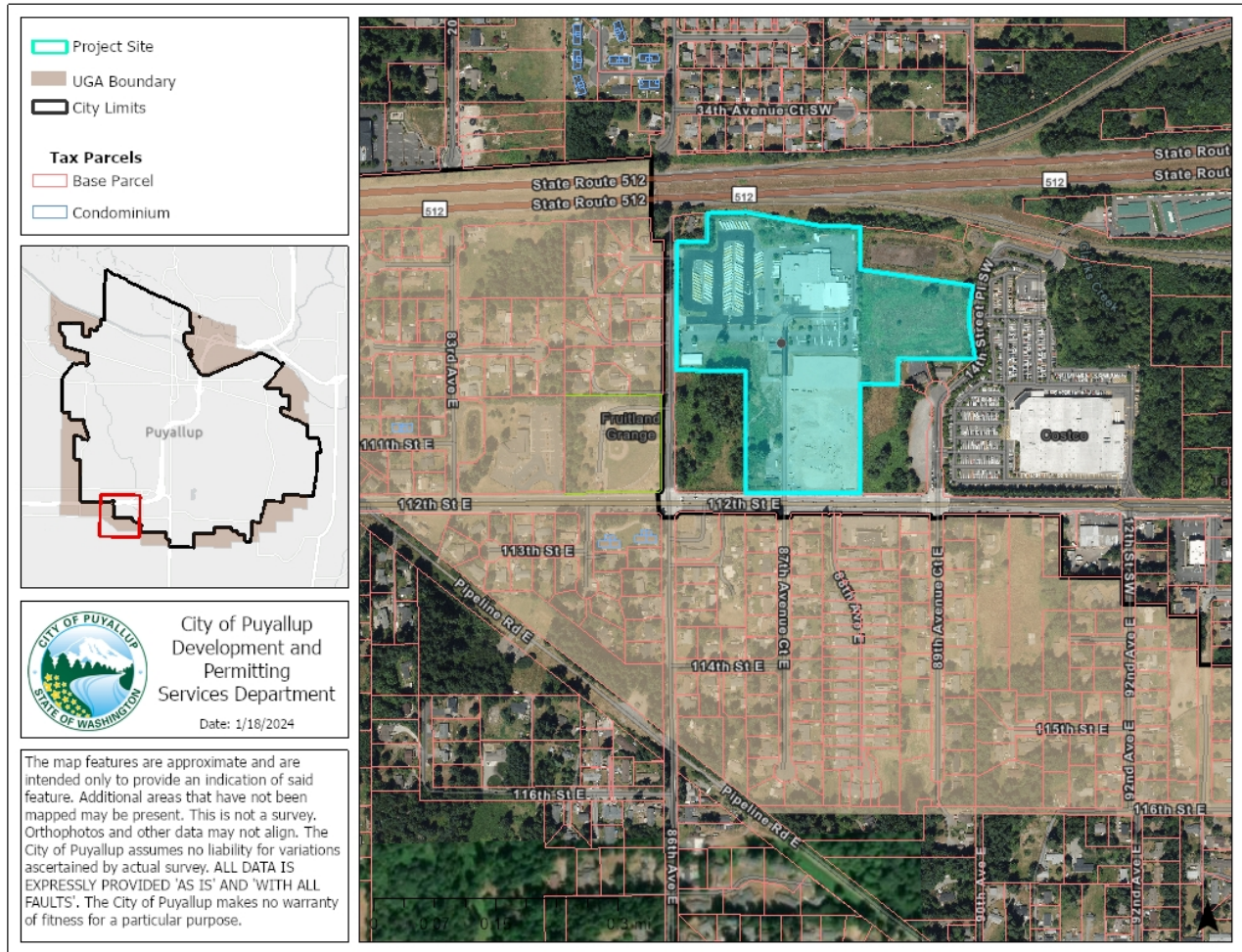
To: Hearing Examiner

From: Rachael N. Brown, Associate Planner

RE: Puyallup School District Kessler Center Parking Lot Expansion Project #
PLCUP20220128

Date of memo: January 11, 2024

Hearing Date: January 29, 2024



PROJECT OVERVIEW

Applicant: Joleen Jones

Staff Coordinator: Rachael N. Brown, Associate Planner, City of Puyallup

Property Owner: PUYALLUP SCHOOL DIST NO 3ALIZA INC

Address: 1501 39TH AVE SW, PUYALLUP, WA 98373;

Parcel ID#: 0419043115; 0419043117

Site Size: 196,020 SF

Comp Plan Designation: AOC

Zoning: CB

Proposal: The Puyallup School District intends to convert the newly acquired vacant 4.5 acre parcel at APN 0419043115 to a parking lot to accommodate the small bus fleet from the Downtown School District Campus (approximately 60 vehicles) and provide additional parking for the bus drivers who currently report to the Downtown Campus.

Relevant History: Since the initial application, the site has undergone a boundary line adjustment. The area relevant to this this lot combination was consolidate with the abutting Puyallup School District facility parcel (original APN 0419043117; now revised APN 0419043122) and grant ownership of the southern portion of the site to COSTCO WHOLESALE CORP (original APN 0419043115; now revised APN 0419043123).

Summary of Key Issues: According to the submitted Traffic Impact Analysis (TIA), "two of the three study intersections are anticipated to meet established LOS standards under 2026 weekday PM peak hour conditions with the project. However, the study intersection of 14th Street Place SW/39th Ave SW is anticipated to operate at LOS E without or with the proposed project in 2026 during the weekday PM peak hour which would not meet the City's established LOS standards. The City's 39th Ave SW Adaptive Signals Intersection Improvements Project (Transportation Improvement Program (TIP) #26) would improve operations at the 14th Street Place SW/39th Ave SW intersection to LOS C during the weekday PM peak hour in 2026 without or with the proposed project."

	<p>(TENW, 2023). To mitigate long-term transportation impacts, the City administers a Transportation Impact Fee (TIF) to new developments to improve the transportation system to accommodate the higher travel demand. The project will contribute aprox. \$427,500 in TIF.</p> <p>Staff Recommendation: Approval</p>
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PUBLIC NOTIFICATION RECORD – APPLICATION NOTICE

- Permit request received by city on August 08, 2022
- Initial submittal deemed complete by Department on August 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: August 19, 2022
- Notice of Application sent to the current list of public agencies and Tribes noticed of complete land use applications by the Department: August 17, 2022
- Notice of Application Published in the Tacoma News Tribune: August 19, 2022
- Notice of Application was posted at the project site by the applicant: August 31, 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: January 12, 2024, (17 calendar days in advance of hearing – 14 calendars days minimum required by PMC 20.12.010 (1)).
- Notice of Public Hearing was posted at the project site by the applicant: Joleen Jones (verification provided by application via affidavit of posting - 11 calendar days in advance of public hearing, 10 calendar day minimum required by PMC 20.12.010 (3)).
- Notice of Public Hearing published in the Tacoma News Tribune: January 12, 2024 (17 calendar days in advance of hearing – 14 calendar days minimum required by PMC 20.12.010(1)).

COMMENT RECORD

- One substantive comment was received in response to the City’s notice of public hearing at the time of this writing.
- Commenter Donna Person Smith; Expressed concerns about stormwater runoff, dust, and construction noise impacts to her property at 3708 14th St PI SW.

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

Consistent with WAC 197-11-922 - 948, the Puyallup School District acted as SEPA Lead Agency for this proposal. A SEPA Determination of Non-Significance (DNS) was issued by the school district on November 22, 2022. A copy of the DNS has been included in the CUP permit file for reference.

PROJECT DETAILS

The Puyallup School District intends to convert the newly acquired vacant 4.5 acre parcel at APN 0419043122 (originally APN 0419043115) to a parking lot to accommodate the small bus fleet from the Downtown School District Campus (approximately 60 vehicles) and provide additional parking for the bus drivers who currently report to the Downtown Campus.

The project will be constructed in two phases. The first phase will include purchasing and fencing the property as well as permitting and constructing a stormwater overflow line that will allow for the property south of the project to be developed and overflow their stormwater infiltration system to the existing stormwater infiltration pond located north of the project. The second phase of work would permit and construct the full site improvements as shown in the conditional use permit documents. This phase of work will require funding from a future levy or bond initiative, resulting in construction starting a minimum of two years from the CUP approval. For this reason the applicant has requested that the expiration date for this CUP be set to six years, the maximum allowed per PMC 20.80.025.

SURROUNDING AREA

The immediate surrounding area of the construction limits consist of Puyallup public school district bus depot and associated bus storage area, a new multi-use learning center, and professional offices. The entire area is zoned community business (CB) or public facilities (PF). APN 0419043091, to the SW of the site, is currently being constructed as the Village Cooperative, a senior apartment building. State Route 512 borders the property to the N and Costco to the E.

CRITICAL AREA REVIEW

The subject site is located within an aquifer recharge area and a previously contaminated site is located on the site.

- There are no known hazardous chemicals or conditions that could affect this project. An adjacent property received No Further Action status for remedial actions taken and does not appear to be an environmental concern for the subject property (Shannon & Wilson, 2022)

- PMC 21.06.1120 – PMC 21.06.1140 provides performance standards for projects located in the critical aquifer recharge area. The proposed parking lot is an activity that does not cause a degradation of ground water and will not adversely affect the recharging of the aquifer. Per PMC 21.06.1120, the proposed parking lot may be permitted in a critical aquifer recharge area and would not need a critical area report provided that the project complies with the city storm water management regulations. The City’s development engineer has reviewed the project and recommends approval, see Final DRT letter. The city’s development engineer will ensure compliance with city’s storm water management regulations at civil construction permit.
- A wetland is located approximately 500ft to the west of the site. The wetland buffer does not encroach on the site limits.

CONDITIONAL USE FINDINGS PER PUYALLUP MUNICIPAL CODE SECTION 20.80.010

Per PMC 20.80.020, the Hearing examiner shall have the authority to grant, amend, or deny a conditional use permit. Accordingly, each determination granting a CUP shall be supported by written findings demonstrating that the conditions listed in PMC 20.80.010 exist. The following represents analysis of applicable findings in the city’s CUP ordinance (PMC 20.80.010) as it relates to the current request by the applicant:

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.

~~Applicant Response:~~ Per Puyallup Municipal Code, Table 20.30.010, in Commercial Business zones, public service uses are permitted through a Conditional Use Permit.

~~Staff Analysis:~~ Per PMC 20.30.005, the Community Business Zone is intended to provide for a full range of business, professional and personal service uses and consumer retail activity in well-designed, integrated developments. Multiple-family and senior housing may also be included as integral elements of mixed-use developments. The size of CB zones may vary from smaller districts primarily intended to serve the Puyallup market to larger districts serving significant portions of Pierce County. The intent of this zone is to accommodate indoor retail and service activities in shopping centers, commercial malls and office complex environments, with building heights ranging between four and six stories. Outdoor displays and sales are to be allowed only as incidental or accessory activities to a primary use; land-intensive uses such as automobile sales are prohibited. This public school but depot, would be classified as a ‘Public Service Use’. Such uses are allowed via a Conditional Use permit per table PMC 20.30.010. Therefore, staff finds that the proposal is in compliance with this criterion.

PMC 20.80.010(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.

~~Applicant Response:~~ The property is compatible with the adjacent property uses as it is a Public Facility. This proposal will be used for bus and employee parking for that adjacent property.

~~Staff Analysis:~~ The City's traffic engineer, development engineer, building reviewer, a fire reviewer, have reviewed the proposed conditional use permit concluded that they recommend approval. The proposed development will occur immediately abutting the existing Puyallup Public School District Bus Depot and Food Storage facility, which has been located at this site since the 1990s. The proposal is assumed to have positive impacts to the public health, safety, comfort, convenience, and general welfare of the community because it will allow for a more efficient use of public school resources and a net reduction in vehicular trips throughout the City. Therefore, staff finds that the proposal is in compliance with this criterion.

PMC 20.85.010(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.

~~Applicant Response:~~ Based on the conducted traffic study, the proposed use would increase daily trips by 189 trips to the site. The intersection that would be affected by this increase would be 17th St SW and 112th St SW. By moving the SPED bus parking and employee parking from the PSD Downtown Operations site, it would overall decrease trips by 43 daily trips between the two sites. This proposal would benefit the City of Puyallup roadways by lifting the burden of anticipated trips in the city.

~~Staff Analysis:~~ As noted above, the proposed school district parking and bus depot storage area is located immediately abutting the existing Puyallup Public School District facilities. Access is proposed directly from this abutting school district facility. The applicant submitted a traffic impact analysis, which was reviewed by city's traffic engineer who determined that no significant impacts to the City's existing traffic systems would occur as a result of this project. Therefore, staff finds that the proposal is in compliance with this criterion.

PMC 20.85.010(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.

~~Applicant Response:~~ The Puyallup Municipal Code was used in design standards of the parking lot, stall layout, perimeter and site landscaping to ensure that the property size is

sufficient to accommodate the proposed use. Perimeter landscaping will provide over 6 feet of landscape buffer between the adjacent properties and will minimize aesthetic impacts.

Staff Analysis: The City's traffic engineer, development engineer, building reviewer, a fire reviewer, have reviewed the proposed conditional use permit concluded that they recommend approval. The project as proposed has met all minimum City standards for size of landscape areas, parking stalls, stormwater facilities, and other required features to ensure adequate space is available for this development. Therefore, staff finds that the proposal is in compliance with this criterion.

PMC 20.85.010(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.

Applicant Response: Per the City of Puyallup Future Land Use Zoning Map (January 1, 2019) the property is projected to remain zoned as Commercial Business. In addition, adjacent properties are continuing to be zoned as Public Facility.

Staff Analysis: As detailed in the previous criteria, the proposal is compliant with the Comprehensive Plan the zoning district purpose and intent, will not be detrimental to the public health, safety, comfort, convenience, and general welfare, and has been properly located. Therefore, staff finds that the proposal is in compliance with this criterion.

STAFF CONCLUSIONS

Based on the results of the review presented in the preceding sections, staff proposes the following findings to the Hearing Examiner, required pursuant to Section 20.80.010 of the Puyallup Municipal Code:

- 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.
- 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.
- 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.

- 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.
- 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 RECOMMENDED HEARING EXAMINER CONDITIONS

Based on the above analysis and recommendations and subject to the required findings pursuant to Section 20.80.010 of the Puyallup Municipal Code, staff recommends that the Hearing Examiner **APPROVE** the conditional use permit (PLCUP-2022-0128).

Attachments:

"A" – Exhibit List