

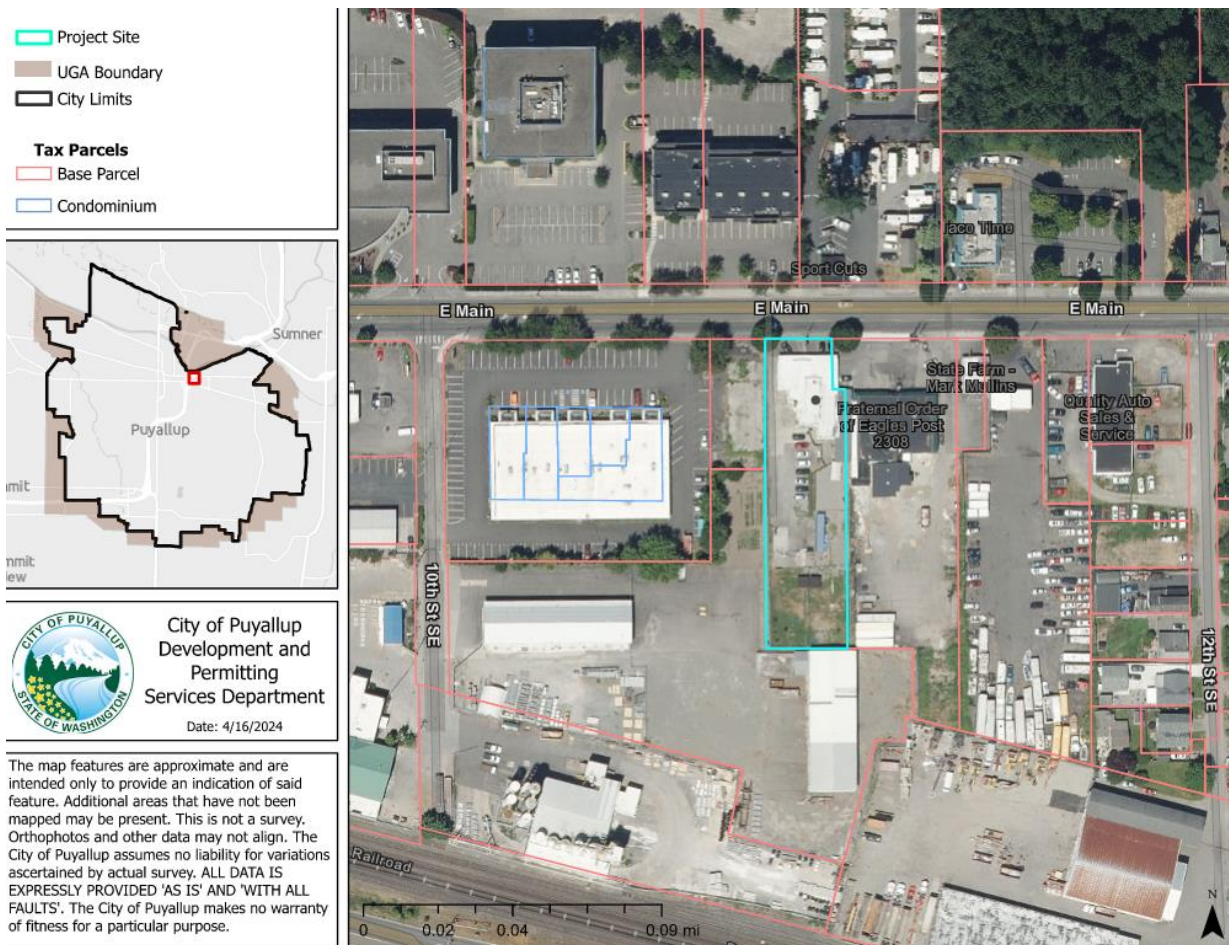


City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

STAFF REPORT TO HEARING EXAMINER

To: Hearing Examiner
From: Nabila Comstock, Associate Planner
RE: A Common Thread Facility Project # PLCUP20230103
Date of memo: May 20th, 2024
Hearing Date: May 30th, 2024

VICINITY MAP



PROJECT OVERVIEW

<p>Applicant: Brenda Jallits</p> <p>Staff Coordinator: Nabila Comstock</p> <p>Property Owner: John Hopkins</p> <p>Address: 1102 E Main, Puyallup, WA 98372</p> <p>Parcel ID#: 7845000080</p> <p>Site Size: 29,050 SF</p> <p>Comp Plan Designation: AOC – Auto Oriented Commercial</p> <p>Zoning: CG – General Commercial</p>	<p>Proposal: Conditional use permit application to operate a food repackaging, distribution, and storage warehouse facility. Proposed use includes staging, preparation, and storage of food, pallet sorting for delivery to offsite locations, refrigeration, onsite storage of 14' refrigerated truck, donor kitchen, volunteer area, food distribution, and general operations.</p> <p>Relevant History: This is a property within the CG – general commercial zone. The existing structure was previously a veterinarian’s office and was listed on Puyallup’s local historic register in 2022 for its association with Dr. William F. Harris. The structure is now being rented out in units to different businesses and uses. There have been no other conditional use permits applied for this site.</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, repackaging, food distribution, and storage warehouse facilities are not a permitted use by right. Repackaging, food distribution, and storage warehouse facilities would be considered a limited manufacturing use, which requires a conditional use permit in the CG zone.</p> <p>Staff Recommendation: Approve.</p>
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PUBLIC NOTIFICATION RECORD – APPLICATION NOTICE

- Permit request received by city on October 04, 2023
- Initial submittal deemed complete by Department on October 04, 2023
- 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: October 13, 2023
- Notice of Application Published in the Tacoma News Tribune: October 13, 2023
- Notice of Application was posted at the project site by the applicant: October 16, 2023 (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: 15 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: Brenda Jallits (verification provided by application via affidavit of posting - 16 days in advance of public hearing, 15 minimum required by PMC 20.12.010 (3)).
- Notice of Public Hearing published in the Tacoma Weekly: 8 days in advance of hearing – 14 days minimum required by PMC 20.12.010(1)).
 - *Publishing error on part of our chosen publisher, Tacoma Weekly.*

COMMENT RECORD

No comments were received in response to the Notice of Application.

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 to operate a repackaging and storage warehouse facility as well as a food distribution center. Proposed use includes staging, preparation, and storage of food, pallet sorting for delivery to offsite locations, refrigeration, onsite storage of 14' refrigerated truck, donor kitchen, volunteer area, food distribution, and general operations.

SURROUNDING AREA

The surrounding area consists of professional offices, general commercial, and limited manufacturing uses. The subject parcel is directly north of a limited manufacturing (ML) zoned site with a general storage warehouse and light industrial manufacturing building. To the north, west, and east of the site are professional offices and general commercial buildings.

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 - 5.1 Designate land use and intensity considering the availability of adequate public facilities and the patterns of surrounding uses.

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LU - 7.4 Promote access to healthy food through urban agriculture activities including farmers markets, farmstands, community supported agriculture (CSA) drop-off sites, community gardens, pea patches, school gardens, home gardens, and urban farms.

- a. Encourage the establishment of community gardens through use of vacant lots, or other opportunities where appropriate such as open space within new plats or on existing public lands.
- b. Identify opportunities and develop standards for urban agriculture allowances within residential neighborhoods.
- c. Support efforts to protect rural farmland and local access to fresh fruits and vegetables.

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 2,100 square feet of an existing 5,246 square foot building to be utilized to operate a repackaging and storage warehouse facility as well as a food distribution center. The proposed use includes staging, preparation, and storage of food, pallet sorting for delivery to offsite locations, refrigeration, donor kitchen, volunteer area, onsite storage of 14' refrigerated truck, and general operations. Though a volunteer area, donor kitchen, refrigerators, and general administrative operations are a permitted use in the CG zone, repackaging, food distribution, and storage warehouse 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 definition:
 - a. “...means a use involving the manufacture, assembly, processing or treatment of parts, materials, goods, foodstuffs and products intended for general distribution... Typical uses include contractors 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 use is in an existing commercial building and commercially zoned parcel located directly north of a ML – limited manufacturing zoned property that includes a general storage warehouse and light industrial manufacturing building. In addition to this, properties north, west, and east of the subject parcel include professional office complexes and general commercial uses. The proposed food repackaging, distribution, and storage warehouse facility would not have an adverse impact on the surrounding uses in the area due to the limited square footage being leased for the use in a pre-existing building as well as the nature and extent of the repackaging, food distribution, and storage warehouse facilities. Since there are not proposed changes to the existing structure, the use would not be required to meet the design review requirements found in PMC 20.26.300. Therefore, it is not anticipated to have negative impacts on the surrounding area in terms of the character of the neighborhood.
 - b. No landscaping or perimeter landscape buffers are required since no changes exterior to the structure are being made.
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 food repackaging, distribution, and storage warehouse facility is located in an existing structure at 1102 E Main. The applicant will not be required to construct frontage improvements along length of the parcel as the scope of the nonresidential tenant improvements are not considered a substantial improvement nor exceeds a valuation of \$500,000 per PMC 11.08.135(2).
 - b. The traffic reviewer has not expressed concern that utilizing the existing driveway will present transportation issues nor that it will place an undue burden on this street based on the number of trips that would be associated with the use.
 - c. Utility services already exist for the commercial building and can serve the use. These utilities include connection to the water main, sanitary sewer, and storm.
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 three (3) required parking stalls and meet the majority of all required development standards of the current code without special deviations.
 - b. Loading and unloading of the associated 14' refrigerated truck will take place in the southwest, rear of the existing building.
 - c. The scope of the proposed use is not required to and does not include proposing yards, open spaces, walls or fences, and landscaping.
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. Economic Development