
From: Don Dawes
Sent: Monday, November 16, 2020 2:53 PM
To: PermitCenter@puyallupwa.gov
Cc: Joseph Berkey; Kendall Wals; Doug Ellison; Justin Younker
(justin@cascadiadevelopment.com); Mike Schefter; Mark Roehrig; Gunnar Melstrand
(gmelstrand@cdsmith.com); Colleen Allen
Subject: Fieldstone Meridian - Variance Submittal Package (BCE #17378)
Attachments: 17378-S-Variance-LAND-Puyallup-2020-11-16.pdf

Enclosed is a variance request application and all of the required submittal items for the Fieldstone Meridian project, City file No. E-18-0158. Please send an invoice for the application fee so that we can coordinate payment. If there are any additional submittal items needed, please let me know.

Thanks,

Don Dawes, P.E. | Senior Project Engineer
Office: 425-251-6222 | Direct: 425-656-7495 | Mobile: 206-396-8616
Barghausen Consulting Engineers, Inc.
300 Deschutes Way SW, Suite 215, Tumwater, WA 98501
www.barghausen.com



Variance Application

CITY OF PUYALLUP

Development Services
333 S. Meridian
Puyallup, WA 98371
Phone: 253-864-4165
www.cityofpuyallup.org

Submittal Checklist:

Application is signed and dated

8 Copies of completed application form

8 copies of a location map indicating location of property in relation to adjacent properties and major streets, no larger than 8 1/2" x 11"

8 copies: 8 1/2" x 11" site plan showing boundaries of property, structures, driveway, etc.

Critical Area ID Form

Application Fee: **\$770.00**

N/A I (one) CD of complete submittal package
ELECTRONIC SUBMITTAL PROVIDED

Date Received: _____

Staff Initials: _____

Office Use Only:

Submittal Date: 11 / 16 / 20 Case No: P - 20 - 0124 Related Case No: P - 16 - 0002

When preparing this application, please print or type the reply to each question. If you have any questions, please contact the Development Services Center at (253)864-4165. The following plans, specifications and other documents pertaining to the application shall be submitted at the time of filing. Please note that incomplete application packets may cause a delay in reviewing your application.

To help you understand City standards and the Variance process, a pre-application meeting is strongly encouraged. This pre-application meeting can be scheduled within a short period of time (e.g. 3-5 days) and is free of charge. This meeting could consist of staff representatives from planning, engineering and building divisions, as warranted.

Application Information

Site Information:

Parcel Number: _____

Street Address: _____

Applicant Information:

Name: _____

Address _____

City Yakima State WA Zip 98908

Day time Phone _____

Owner Information

Name: _____

Address _____

City Yakima State WA Zip 98908

Day time Phone _____

NATURE OF REQUEST (Please Be Specific)

Site Information

Zoning Designation: _____ **Comprehensive Plan Designation:** _____

Setbacks (measured from the property line to the closest vertical wall)

| | <u>Proposed/Existing</u> | <u>Required by Zoning</u> |
|----------------------------------|--------------------------|---------------------------|
| Front Yard: | _____ | _____ minimum |
| Rear Yard: | _____ | _____ minimum |
| Side Yard (interior): | _____ | _____ minimum |
| Side Yard (interior): | _____ | _____ minimum |
| Side Yard (street): | _____ | _____ minimum |
| Side Yard (arterial street) | _____ | _____ minimum |
| From Adjacent Residential Use | _____ | _____ minimum |
| Building Height: | _____ | _____ maximum |
| Lot Coverage: | _____ | _____ maximum |
| Lot Width: | _____ | _____ minimum |
| Lot Length: | _____ | _____ minimum |
| Lot Size (Square Feet): | _____ | _____ minimum |
| Number of Parking Stalls: | _____ | _____ minimum |

CRITERIA

The following criteria must be met in order for the Hearing Examiner to approve your variance request. There are explanations for each criteria below. **Please respond FULLY as to how your request meets each of these criteria.** "Yes" or "No" answers are not acceptable.

- 6.1. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and/or contiguous zone in which the property is located. For purposes of this sub-section, vicinity shall be defined to only include a radius of 1,000 feet or be within the boundaries of an established subdivision when the variance request pertains to a single-family residential use.

- 6.2. That the granting of such variance 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 within a radius of 1,000 feet, and will not be injurious to the property or improvements in such vicinity and/or zone in which the property is located.

(I.E. TO ALLOW THIS FINDING TO BE MADE, YOU NEED TO DEMONSTRATE THAT YOUR PROPOSED ADJUSTMENT WILL NOT BE UNFAVORABLE TO THE SURROUNDING PROPERTIES AND NEIGHBORHOOD.)



- 6.3. That such variance is necessary, because of special circumstances relating to the size, shape, topography, unusual natural features, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity within a radius of 1,000 feet and/or in the zone in which the subject property is located. Such circumstances shall not be the result of some action caused by the applicant and/or previous property owners.

(I.E. TO ALLOW THIS FINDING TO BE MADE, YOU NEED TO DEMONSTRATE THAT YOUR PROPOSED ADJUSTMENT IS NECESSARY BECAUSE OF SPECIAL CIRCUMSTANCES ON THE PROPERTY AND THE HARDSHIP IS NOT CAUSED BY THE APPLICANT AND/OR PREVIOUS PROPERTY OWNERS).



Submittal Requirements for a Variance:

- 1) Completed application form, signed and dated. Please print or type. Do not leave any question unanswered, doing so will make you application incomplete.
 - 2) A vicinity map no larger than 8 1/2" X 11", indicating the location of the property in relation to adjacent streets and major streets. A copy of any Puyallup map clearing marking your property will be sufficient.
 - 3) 8 1/2" X 11" site plan, dimensioned, drawn to scale and including the following items:
 - ♦ The boundaries of the property
 - ♦ Dimensions of property and square footage of property
 - ♦ Location of existing and proposed structures indicating setback distances from property lines and square footage of each structure
 - ♦ Landscaping: existing and/or proposed
 - ♦ Location of all existing major on site natural features; including specimen trees, ponds, etc.
 - ♦ Parking areas
 - ♦ North Arrow
 - 4) Critical Area ID Form (unless expressly waived by City Staff)
 - 5) Application fee of \$770.00 due at time of submittal.
-

CERTIFICATION:

I hereby state that I am the applicant listed above, and certify that all information contained above and in exhibits attached hereto is true and correct to the best of my knowledge and belief and is submitted for consideration by the City of Puyallup, pursuant to the provision of the Puyallup Municipal Code. It is understood that the processing of this application may require additional supporting evidence, data or statements upon request of City staff.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and it's agents the right to enter upon the premises for purpose of conducting all necessary inspections to determine compliance with applicable laws, codes and regulations. The right of entry shall continue until an approval by all applicable City departments has been obtained.

Signature of Property Owner: _____

Date: 11/12/2020

Print Name: _____

Michael Schaffer

Signature of Applicant: _____

Date: 11/12/2020

Print Name: _____

Michael Schaffer

Enclosure 1



CRITICAL AREA IDENTIFICATION FORM

506 N 40TH AV STE 100

This identification form is to be submitted in advance or concurrently with a project application if the proposed project is subject to the requirements found in the City's critical area code PMC 21.06. The purpose of this form is to determine if a critical area report is required due to the development site being on or near any critical areas. Please fill out this form completely where applicable.

APPLICATION INFORMATION

OWNER INFORMATION

NAME: BFG PUYALLUP MC PROPCO LLC

APPLICANT INFORMATION

NAME: JUSTIN YOUNKER, CASCADIA SENIOR LIVING LLC

STREET ADDRESS: 506 N. 40TH AVENUE, SUITE 100

CITY: YAKIMA

STATE: WA

ZIP CODE: 98908

PHONE: (509) 480-0642

EMAIL: justin@cascadiadevelopment.com

CONTACT INFORMATION (IF DIFFERENT FROM ABOVE)

NAME: DON E. DAWES, BARGHAUSEN CONSULTING ENGINEERS, INC.

STREET ADDRESS: 18215 72ND AVENUE SOUTH

CITY: KENT

STATE: WA

ZIP CODE: 98032

PHONE: (425) 251-6222/ (425)-251-8782

EMAIL: ddawes@barghausen.com

Project Name

Parcel Number (s) 7790000310, -0290, -0300

Address (s) 2101 & 2121 South Meridian Street

Applicant Information

Name Same as Applicant above

Address

City

State

Zip

Email

Phone

Briefly describe the proposed development project:

62-bed Memory Care facility in the RM-20 zone. Parking for 48 cars will be provided on site. Access to be exclusively from South Meridian Street. A Boundary Line Adjustment will be processed in the future so that each use is contained within its own parcel.

| Based on the applicant's knowledge and research of the project site, please select any of the critical areas listed below that are located on or within 300 feet of the property boundaries | | |
|---|--|--|
| <input checked="" type="checkbox"/> Wetlands | <input type="checkbox"/> Lakes/Ponds | <input type="checkbox"/> Streams/Creeks |
| <input checked="" type="checkbox"/> Slopes 0% - 15% | <input checked="" type="checkbox"/> Slopes 16% - 39% | <input type="checkbox"/> Slopes 40% or Greater |
| <input type="checkbox"/> Puyallup River Shoreline | <input type="checkbox"/> Clarks Creek Shoreline | <input type="checkbox"/> Volcanic Hazard Areas |
| <input type="checkbox"/> Shoreline Classification | <input type="checkbox"/> Wellhead Protection Area | <input type="checkbox"/> Habitat Conservation Area |
| <input type="checkbox"/> Conservancy | <input type="checkbox"/> Flood Zones | <input type="checkbox"/> Habitat Corridor |
| <input type="checkbox"/> Rural | Flood Classification: | <input type="checkbox"/> Aquifer Recharge Area |
| <input checked="" type="checkbox"/> Urban | | |

Please describe the critical areas checked above and their location in relation to the proposed development. Please show their location on any plans to be submitted

The wetland is located in the southeast corner of the site. According to the wetland delineation provided by Habitat Technologies, it is a City of Puyallup category 3 wetland.

Do you know of any present or past critical area studies that have been conducted for critical areas on-site or adjacent to the site? Please describe below; including their date, scope, conclusions, and parcels they included


Other than the reports prepared over the last few years by Habitat Technologies for the on-site wetland, we are not aware of any other critical area studies prepared for this site. The date of the most recent Habitat Technologies report is November 14, 2018.

Do you know if any critical areas have been placed inside a tract or a protection easement that is recorded on the title or plat for this site or any adjacent site? Please describe below, including name of tract or easement, location, and Puyallup permit number or recording number

The wetland and buffer on this site is located in a separate tract. A BLA was completed and recorded on 2-21-19 to create the separate tract.

AUTHORIZATION:

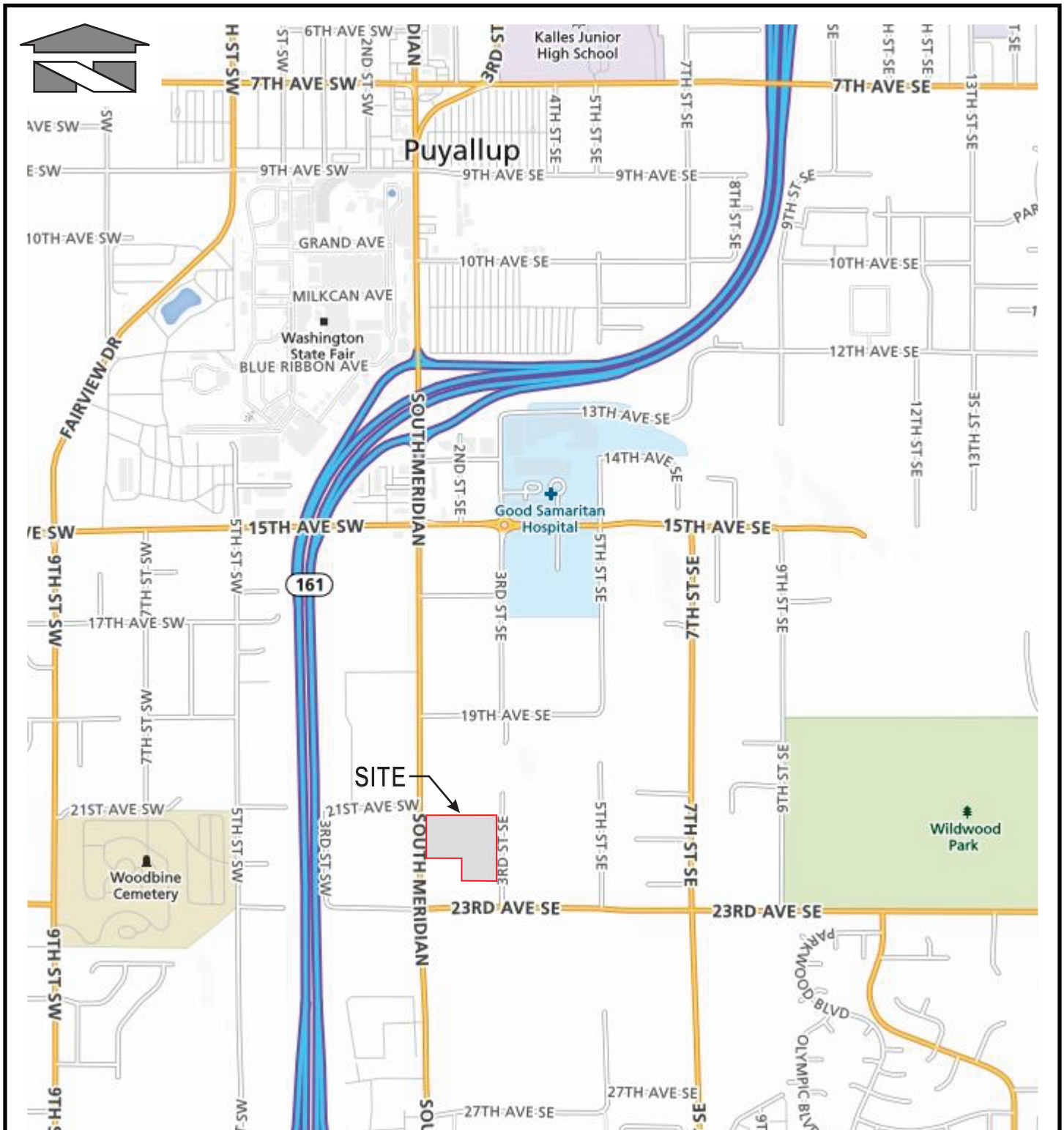
I, the undersigned hereby certify that this application has been made with the consent of the lawful property owner(s) and that all information submitted on or with this application is complete and correct. I understand that false statements, errors, and/or omissions may be sufficient cause for denial of any related applications. I acknowledge that if the City needs to obtain the services of an expert third party to review any technical information regarding my proposal, that I shall be responsible for any financial costs of said third party review.



AUTHORIZED SIGNATURE **DATE** 11/16/2020

| THIS BOX FOR STAFF USE ONLY | | | | | |
|---|----------------------------------|--------------------------|------------|--------------------------|-----------|
| CRITICAL AREA REPORT REQUIRED: | | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| EXEMPT FROM CRITICAL AREA ORDINANCE: | | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| EXCEPTION FOR MINOR NEW DEVELOPMENT IN BUFFER: | | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| STAFF VERIFICATION | | COMMENTS | | | |
| <input type="checkbox"/> | WETLAND | | | | |
| <input type="checkbox"/> | GEOLOGICAL HAZARD AREA | | | | |
| <input type="checkbox"/> | VOLCANIC HAZARD AREA | | | | |
| <input type="checkbox"/> | FLOOD ZONE | | | | |
| <input type="checkbox"/> | FISH AND WILDLIFE HABITAT | | | | |
| <input type="checkbox"/> | AQUIFER RECHARGE/WELLHEAD | | | | |
| <input type="checkbox"/> | STREAM/ShORELINE | | | | |

Enclosure 2



REFERENCE: Rand McNally (2015)

Scale:

Horizontal: N.T.S.

Vertical: N/A



18215 72ND AVENUE SOUTH
KENT, WA 98032
(425) 251-6222
(425) 251-8782

CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

For:

Cascadia Senior Living
Puyallup, Washington

Title:

VICINITY MAP

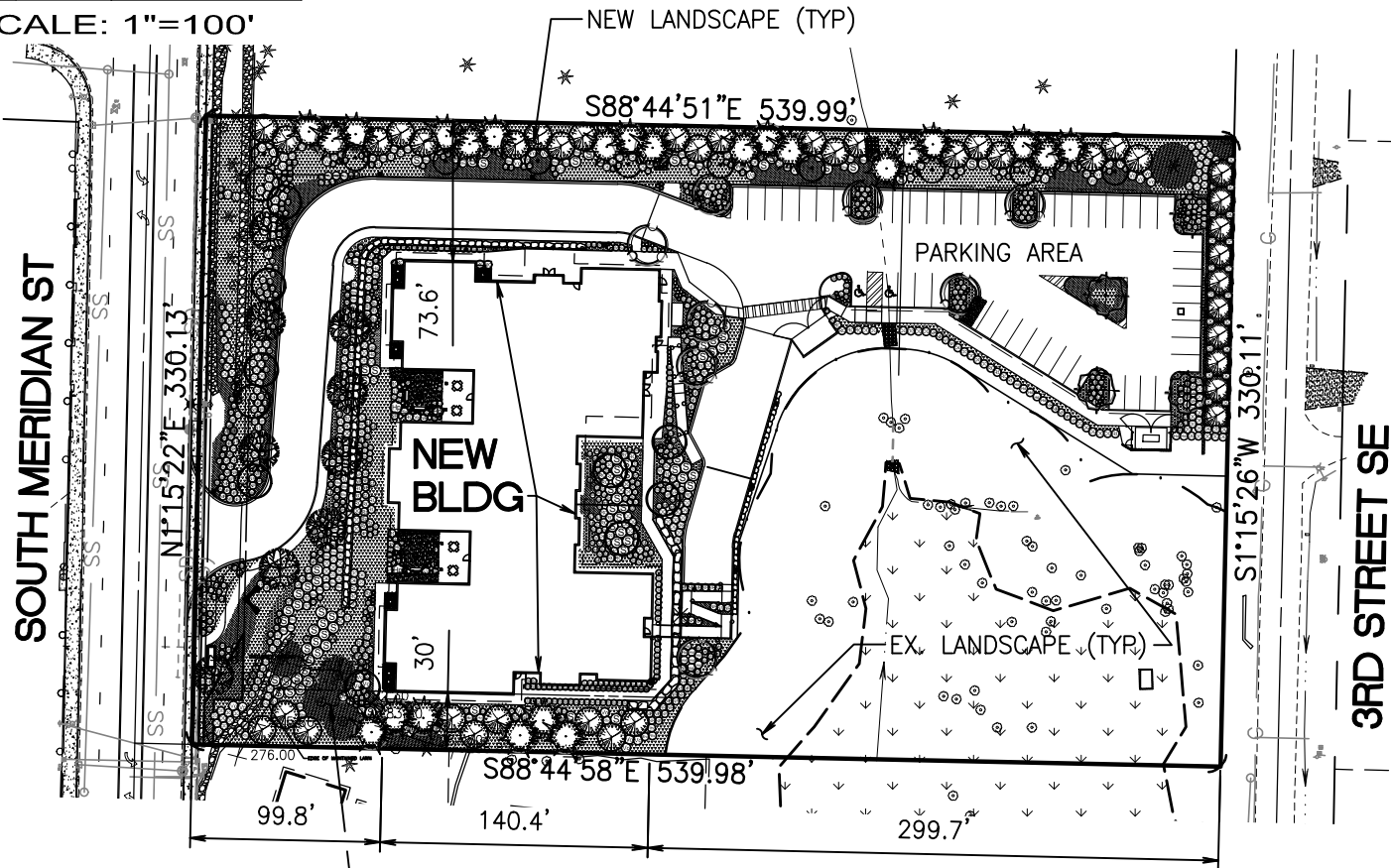
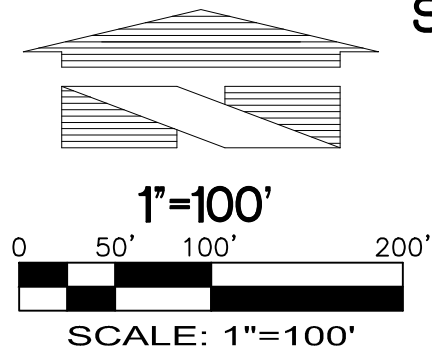
Job Number

17378

DATE: 10/21/15


Enclosure 3

SITE PLAN FOR VARIANCE REQUEST



SEE ATTACHED EXHIBIT DATED 11-5-20
SHOWING AREA OF LAWN ENCROACHMENT
FROM ADJACENT PROPERTY - THIS IS THE
AREA FOR THE REQUESTED VARIANCE

TOTAL SITE AREA: 178,261 S.F.
NEW BUILDING AREA: 29,851 S.F.

| | | | | |
|----------------------------|---------------------------------|---|---|---------------------------------------|
| Job Number 17378 | For: FIELDSTONE MERIDIAN | | Title: SITE PLAN FOR VARIANCE REQUEST | |
| | Designed DD | Scale: Horizontal 1"=100' Vertical N/A | <div>BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVENUE SOUTH KENT, WA 98032 425.251.6222 BARGHAUSEN.COM</div> | |
| Sheet | Drawn DD | Checked DD | Approved DD | Date 11-12-20 1 of 1 |

Enclosure 4

NORTH
1"=20'

