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CIVIL ENGINEERING ♦ SURVEYING ♦ LAND PLANNING

December 9, 2021

Project Narrative – Pre-Application Meeting Request
1042 & 1106 Valley Avenue NW Puyallup, WA 98371
Valley Avenue Contractor Yard

PARCEL DATA

Address: 1042 & 1106 Valley Avenue NW, Puyallup, WA 98371
Parcels: 0420163041 & 0420163040
Site Area: Approx. 77,536 sf (1.78 acres)
STR: Section 16 Township 20 N Range 04 E
Existing Zoning: Limited Manufacturing (ML)

PROJECT DESCRIPTION

A pre-application meeting is being requested to discuss the potential development project at the site location provided above. The project proposes to grade, fill, and pave the project site for future development of a to-be-determined use. At this time, the use being considered/proposed is a contractor yard for outdoor storage and truck and trailer parking.

ZONING, SURROUNDING CONDITIONS

The project site is located along the west side of Valley Avenue Northwest, in the northern portion of the City of Puyallup. The site is zoned as Limited Manufacturing (ML). All adjacent properties and the properties in the surrounding area are also zoned ML. Most of the current uses and developments in the general vicinity of the project site are industrial and light industrial. The project site currently contains two (2) single family residences. It has not been determined if one, or both residences will be demolished as part of/for the proposed development project. A smaller, separate parcel is located at the southeastern corner of the project site. This parcel is also owned by the property owner but is not included in the proposed development scope at this time.

ACCESS

The project site will be accessed directly from Valley Avenue NW. There are currently two (2) driveways on the project site, one (1) serving each parcel/single family residence. A location for a new driveway access has not been selected yet, as there are several existing driveways on both sides of Valley Avenue NW in the nearby vicinity of the project site. Location of a new driveway and required frontage improvements to serve the project site are some of the primary issues requested for discussion/input at the pre-application meeting.

QUESTIONS FOR CITY OF PUYALLUP STAFF

1. Please review and discuss the preferred location, and configuration of a new driveway approach for providing access to the project site, considering the locations of nearby existing driveways.
2. Please review and discuss the requirements for providing frontage improvements along Valley Avenue NW.
3. Please confirm if a right-of-way dedication will be required for this project.
4. Please confirm what the specific use type would be considered/defined as for the proposed use of a contractor yard with outdoor storage and truck/trailer parking – contractor yard, or heavy industry?
5. Please confirm if a SEPA review will be required for this project.
6. Please confirm if a traffic study will be required for this project.
7. Please identify what the maximum amount of lot coverage/impervious surface allowed for development in this zone.
8. Are there additional review processes available that would allow a higher percentage of impervious surface to be developed on the project site? Are exceptions allowed for installation of pervious pavement?
9. Please review and provide information on the existing stormwater drainage facilities and systems along the southern property lines. Are these public (city owned) or private stormwater facilities?
10. Please review and discuss if there is availability/capacity for additional stormwater in these existing facilities.
11. Please confirm what specific entitlements, permits and/or other reviews will be required for this project proposal.
12. Would a fill and grade type permit be allowed for submittal/approval prior to determining what specific use type will be developed on the project site?
13. Will the proposed development require approval of a lot combination application?
14. Please confirm if any additional professional reports or studies will be required or are recommended for this project scope.
15. Please confirm if any city or utility impact fees will be required for this proposal.
16. Please identify any other special requirements for access, grading and stormwater system design.
17. Please confirm if additional fire hydrants will be required to serve this development.