

April 4, 2022

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DEVELOPMENT SERVICES

APR 04 2022

CITY OF PUYALLUP

City of Puyallup – Development and Permitting Services Dept.

Attn: Kendall Wals

City of Puyallup Planning Commission

City of Puyallup City Council

RE: Larson Motors Comprehensive Plan Amendment with Rezone (Case # PLCPR20220024)

On behalf of myself, my family, and number of other residences that border these three properties we oppose the rezoning of these three properties from MDR (RM10) to AOC and request this application **BE DENIED.**

These three lots (parcels 0420204069; 0420204263; 0420204282) along with the parcel bordering them to the west (04202042840) have always been zoned by the City of Puyallup as MDR. This zoning dates back (under the comprehensive plans) prior to March 1999 when the City of Puyallup Annexed these parcels into the City of Puyallup under the Firwood/River Road Annexation. At the time of Annexation, the City Zoning of MDR officially went into effect for all four of these parcels.

I want to point out that parcel 04202042840, which borders the west side of these three parcels is in the process of development known as Riverdance Townhomes, which will comprise of twenty townhomes. This development is within compliance of the current MDR zoning.

The reason for the designated zoning of MDR for these parcels is to act as a buffer between single family residence to the South of these parcels and AOC along River Road. This zoning buffer was placed on these parcels to act as a buffer, thus reducing the negative impact of commercial property bordering residential properties. Which in turn would devalue the residential properties.

The history of these three parcels are as such:

John Hopkins purchased parcels 0420204282 and 0420204069 in 1995 and sold them to Larson Motors in 2006

Darrell Hagen and or his family has owned parcel 0420200263 has owned this property since pre 1980 and sold this parcel in 2021 to Larson Motors.

Mr. Hopkins and Mr. Hagen attempted on four occasions to get these three parcels rezoned from MDR to AOC. On all four occasions, the Puyallup City Council voted against the rezoning. Some consideration might be given as to what the City's potential liability possibly could exist, if now, after four attempts for rezoning by the previous owners were denied, now these parcels are rezoned. Could the previous landowners have cause for action against the City of Puyallup alleging discrimination that resulted in loss of value of their property?

In the 1999, Potential Amendments to the City of Puyallup Comprehensive Plan (Case No 99-21-002) Hagen property, it reads:

“Background Information:

Last year, the City Planning Commission considered redesignation three parcels located behind River Road frontage properties from Medium Density Residential to Auto Oriented Commercial. Two of these properties were owned by John Hopkins, with the third (and most easterly) owned by Darrell Hagen. Neither the Commission nor the Council voted to establish any additional commercial land in the area last year. (Pg 4 of 37)

Staff Analysis:

... The staff's only concern is the apparent impacts of abutting residential properties where commercial uses abut residential development. As stated above, the staff has noted that there is often accelerated deterioration in those residential neighborhoods that directly abut intense commercial development with no screen buffer between the two uses. Foal XIII.4(c) on page III-28 acknowledges this problem by stating that “Single family residential neighborhoods adjacent to commercial development should be adequately *buffered*.” (emphasis added).”

The Planning Commission Recommendations was: Deny (7-0) regarding this rezoning.

If one looks back at previous years of Comprehensive Plans it repeatedly addresses the fact that whenever you abut commercial property next to single family residential property it results in deterioration and devaluation of the single family residents, they went on to point out two areas in the City of Puyallup where that had previously occurred.

A Puyallup City Council member stated during a council meeting that the council member was a good friend of the Hagen family and wanted that one parcel rezoned. This resulted in directing city staff to create a workshop to address a possible buffer zone to mitigate these concerns. The city then passed some ordinances in an attempt to mitigate this issue by creating a 30' buffer area. After these ordinances passed, again, Hagen and Hopkins attempted to have these three parcels rezoned. Again, The Puyallup City Council voted AGAINST rezoning these three parcels.

The residences that border these three parcels have had repeated problems that have negatively impacted them due to the commercial properties along River Road, ie: lighting, PA systems, horn honking, and other noise issues. Numerous code compliance complaints have been filed with the City of Puyallup Code Compliance.

Rezoning these three parcels is not in the interest of quality of life for the residences that border these three parcels. The residences request an opportunity to address these issues before the City of Puyallup Planning Commission and the City of Puyallup City Council.

I respectfully request at this time that the City of Puyallup Planning Commission regarding this Land Use Permit Application, Case Number PLCPR20220024 DENY this application.



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