



PROJECT ID: PLZNA20220126  
PROJECT NAME: 2nd St Apts  
SITE ADDRESS:  
DECISION DATE: < STAFF TO COMPLETE >  
PROPOSAL: **Request to increase the maximum allowed building height from 35 feet to 37.15 feet (less than 20% increase).**

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## ADMINISTRATIVE ADJUSTMENT FINDINGS

Administrative Adjustment pursuant to 20.86.005 of the Puyallup Municipal Code which grants the Planning Director or designee the authority to <PLANNER TO ENTER DETAILS> subject to the following findings as set forth in Section 20.86.010:

- 1. The adjustment shall not constitute a grant of special privilege inconsistent with the limitations upon uses of other properties within a radius of 1,000 feet or within the boundaries of the same subdivision (whichever is greater).**

Staff Analysis:

<PLANNER TO ENTER DETAILS>

- 2. The granting of the adjustment will not be detrimental to the public health, safety, comfort, convenience and general welfare, and will not adversely affect the established character of the surrounding neighborhood or will not be injurious to the property or improvements in the vicinity as defined in subsection (1) of this section .**

Staff Analysis:

<PLANNER TO ENTER DETAILS>

- 3. The adjustment is necessary because of special circumstances related to the size, shape, topography, unusual natural features, location or surroundings of the subject property. Such circumstances shall not be the result of some action caused by the applicant and/or the previous property owner.**

Per PMC 20.86.012, the planning director or designee shall have the authority to waive the adjustment finding under PMC 20.86.010 (3) upon finding that:

- (1) The adjustment request pertains to only a single application of one of the development standards as listed in PMC 20.86.005 (1) or (2) and the applicant or property owner seeking the waiver has not made any other requests to waive the requirements of PMC 20.86.010 (3) on any other properties within a radius of 1,000 feet or within the boundaries of the same subdivision, whichever is greater; and
- (2) The property for which the adjustment is requested is zoned RS or RM; and
- (3) Any new structure(s) or structural additions enabled by the adjustment shall be designed to be compatible (e.g., scale, bulk, facade treatment, etc.) with other residential structures in the immediate vicinity.

Staff Conclusion:

<PLANNER TO ENTER DETAILS>

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## **SUMMARY OF FINDINGS**

Based on the result of the Director's review of the information presented in the preceding section, the Director makes the following findings required pursuant to Section 20.86.010 of the Puyallup Municipal Code:

<PLANNER TO ENTER DETAILS>

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## **DETERMINATION**

Based on the latest submitted materials, the analysis and findings set forth in this document, and pursuant to the provisions of Chapter 20.86 of the Puyallup Municipal Code, the Development Services Director hereby grants the request for Administrative Adjustment PLZNA20220126. The adjustment is preliminarily **APPROVED** subject to the following conditions:

- **No Engineering comments associated with this Administrative Adjustment.**
- **Construction type was not provided. Meet IBC 2018 Table 504.4 for maximum number of stories per construction type for occupancy classification R-2 sprinkled building.**

## **NOTICE OF DECISION/COMMENT PERIOD**

Per PMC 20.86, the director shall notify property owners of all adjacent property informing them of the requested adjustment and the city's initial determination to issue the permit. If no written objection is filed to the initial determination within 10 business days of the notice of preliminary decision date, this decision to issue a permit becomes final. If an objection is received, the Director must reconsider the initial determination and render a final decision with an associated appeal period; please see PMC 20.86.025, for more information on the reconsideration/appeal process.

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