

From: [Katie Baker](#)
To: [Devereux, Brian J.](#)
Cc: [Chris Beale](#)
Subject: RE: P-21-0132
Date: Friday, December 17, 2021 8:01:54 AM

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Brian,

Thank you for bringing up this question. We had discussed this code allowance a bit internally prior to the pre-app, but needed to vet the interpretation of the "public service use" definition before making a decision. Ultimately, we do agree that the broad nature of the public service use definition, including the phrase "government or community function" would include public school district uses. This should provide you with a path forward for this property, without necessitating a land use designation change. That said, since the end result would be a split-designated parcel, I would like to talk more about a land use amendment in the future.

Please let us know if you have any other questions about this parcel or the process.

Katie Baker, AICP

Planning Manager

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From: Devereux, Brian J. <DevereBJ@puyallup.k12.wa.us>
Sent: Monday, December 6, 2021 11:10 AM
To: Chris Beale <CBeale@PuyallupWA.gov>
Cc: Martin, Brady L. <MartiBL@puyallup.k12.wa.us>; Frentress, Gary J. <FrentrGJ@puyallup.k12.wa.us>
Subject: P-21-0132

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Chris –

It sounds like you are in the midst of training on the new permit software. I hope it is going well. I'm looking forward to seeing it released next week.

I'd like to follow up on an item that was discussed during our Pre-app meeting regarding the South Hill Support Campus property near Costco. Josh shared that a Comp Plan amendment and rezone would be required to develop the proposed BLA portion as parking. However, the existing CB zone does appear to support the proposed use under a CUP:

Permitted and Conditionally Permitted Uses – C Zones

		CBD	CBD-Core	CL	CB	CG
(1)	Professional offices and services	P	P	P	P	P
(2)	General commercial uses	P*	P*	Refer	P	P

	*Refer to 20.30.029	*Refer to 20.30.029	to 20.30.028		
(3) Commercial recreation uses, minor	P	P	P	P	P
Commercial recreation uses, major	-	-	-	-	P
(4) Road service uses	-	-	-	Refer to 20.30.0285	P
(5) Public service uses	P	P	CUP	CUP	P

The code definition: **"Public service use"** means a use involving government or community function or public service or utility.

PSD isn't opposed to a future comp plan change and rezone to PF in the future to bring the entire campus under a single zone/designation. However, a requirement to process a comp plan amendment prior to site development permitting would push future site development to late 2025 given:

1. The application deadline for private-initiated applications has been bumped up to Jan. 31.
2. The city will pause such applications in 2023 and 2024, making the next window available in 2025.

Milestones are needed before applying for a Comp Plan Amendment in this case, including: mutual acceptance of a purchase agreement, and processing the BLA to clearly define the area to be rezoned.

Our plan is to apply for site development permits in 2022, assuming the district does acquire the property. We believe the current code supports the proposed use under the existing zone under a CUP. Please address this issue in the prepared notes for the PreApp meeting, and/or reply to this email with your feedback. Feel free to forward this to Josh as well, I don't have his contact information.

Thanks,

Brian Devereux
 Director of Facilities Planning
 Puyallup School District
 253-841-8772