

PROJECT NARRATIVE

DATE: September 9, 2025

TO: City of Puyallup, Development and Permitting Services

FROM: Grant Middleton PE, Owner Agent
Larson and Associates

SUBJECT: Inter Ave Commercial – Pre-Application Meeting Project Narrative
Parcel 2105200221

The applicant is proposing to develop a 5 Acre parcel located in the ML (Limited Manufacturing) Zone; parcel 2105200221. Although a final and specific use proposal has not yet been established, the applicant would like to receive information regarding code requirements and allowances for future development. As such, a preliminary site plan is being provided that proposes a generic project layout that may suite many of the use allowances in the ML Zone; for example, Contractor’s shops or storage yards, Warehouse and distribution, Processing, assembly, packaging or distribution operations, Administrative Offices, or Storage units, etc. The site plan includes 7,500 SF building, 15 parking stalls, 31,744 SF of graveled outdoor storage, a storm pond and a 24 wide EVA driveway extending from the existing westerly most terminus of Inter Avenue into the site. Since the site is bordered on the south by BNSF Rail Road right-of-way, and is flanked on the north, east and west by Deer Creek and two (2) wetlands along with their associated buffers, the only viable location for access requires construction to cross Deer Creek and through the associated stream and wetland buffers and across the area of potential flood in order to reach the developable area in the south central portion of the site. Please see the attached preliminary site plan.