

# Initial Project Review

## Conditional Use Permit: Frederickson Place 1

**Application Number: 946707**

**Parcel Number: 6026700010**

**Frederickson Advisory Commission (FAC) Public Meeting: January 25, 2021, at 7:00 p.m.** Due to COVID-19 restrictions, this meeting will be held virtually. To participate, visit [www.Zoom.com](http://www.Zoom.com) and click “Join a Meeting” or call 253-215-8782, then enter the Meeting ID: 942 1669 3492 and Passcode: 646325, or click on the following link:

<https://piercecountywa.zoom.us/j/94216693492?pwd=Z0Z2NzZNaUpNWmdXZnhWb3hJWtZSdz09>

For additional questions regarding the virtual meeting process, contact Tiffany Aliment at 253-798-3226 or [tiffany.aliment@piercecountywa.gov](mailto:tiffany.aliment@piercecountywa.gov).

**Proposal:** Conditional Use Permit to allow construction of a 9,844-square foot, 4-tenant commercial building. Three of the four tenant spaces have uses that are allowed outright; however, the use of an Eating and Drinking Establishment with a drive-thru requires approval of a Conditional Use Permit.

**Project Location:** The site is in the Employment Services (ES) zone classification of the Frederickson Community Plan area, located at 17710 - Canyon Road East, Puyallup, WA, within the NW 1/4 of Section 31, T19N, R 4E, W.M., in Council District #3 .

**Staff Recommendation:** County Staff is reviewing this proposal for compliance with all applicable policies, codes, and regulations. Staff believes the proposal, with revisions and conditions, can meet the criteria for granting of the Conditional Use permit.

**State Environmental Policy Act (SEPA):** SEPA was previously reviewed and approved under the Frederickson Place 1 Binding Site Plan.

**County Contact:** Donna Rhea, Planner, Associate Planner, 253-798-3288,

[Donna.rhea@piercecountywa.gov](mailto:Donna.rhea@piercecountywa.gov)

**Pierce County Online Permit Information:**

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=946707>



## Project Data

Complete Application Date: December 13, 2019

Initial Project Review Mailed: January 15, 2021

Owner: 176th & Canyon LLC  
PO Box 1316  
Tacoma, WA 98401

Applicant: Startup Development Partners  
845 106th Avenue NE, Suite 100  
Bellevue, WA 98004  
[seth@crgrealty.com](mailto:seth@crgrealty.com)

Agent: Pedro DeGuzman, PE  
Terraforma Design Group  
5027 51st Avenue SW  
Seattle, WA 98136  
[pedro@terraformadesigngroup.com](mailto:pedro@terraformadesigngroup.com)

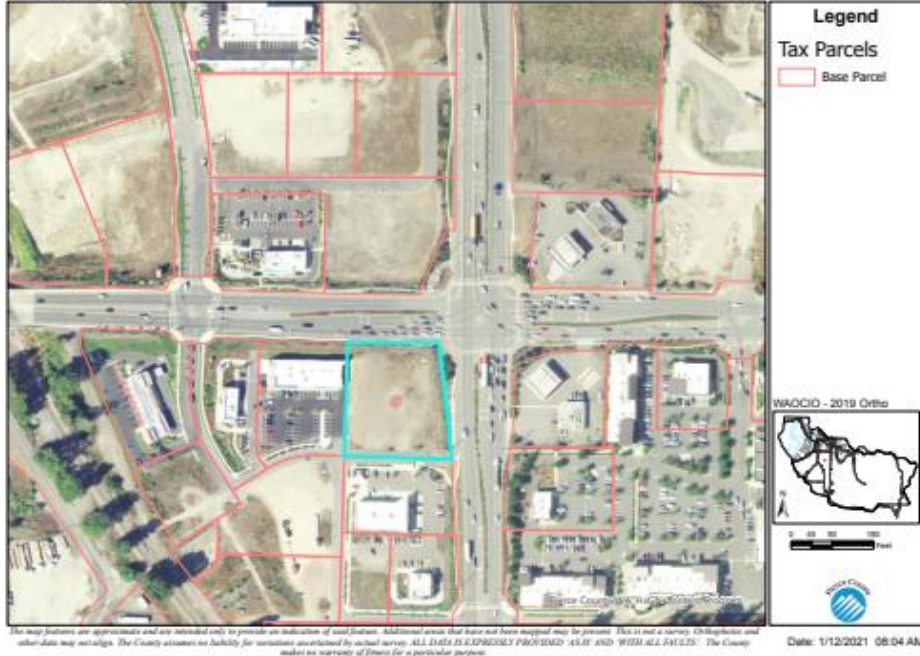
## Legal Notice

- *November 13, 2020*: Notice of Application and Public Meeting Notice was sent to property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property.
- *November 12, 2020*: The site was posted on this date and confirmed with a Declaration of Posting.
- *January 11, 2021*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*) advertising the Frederickson Advisory Commission (FAC) public meeting.

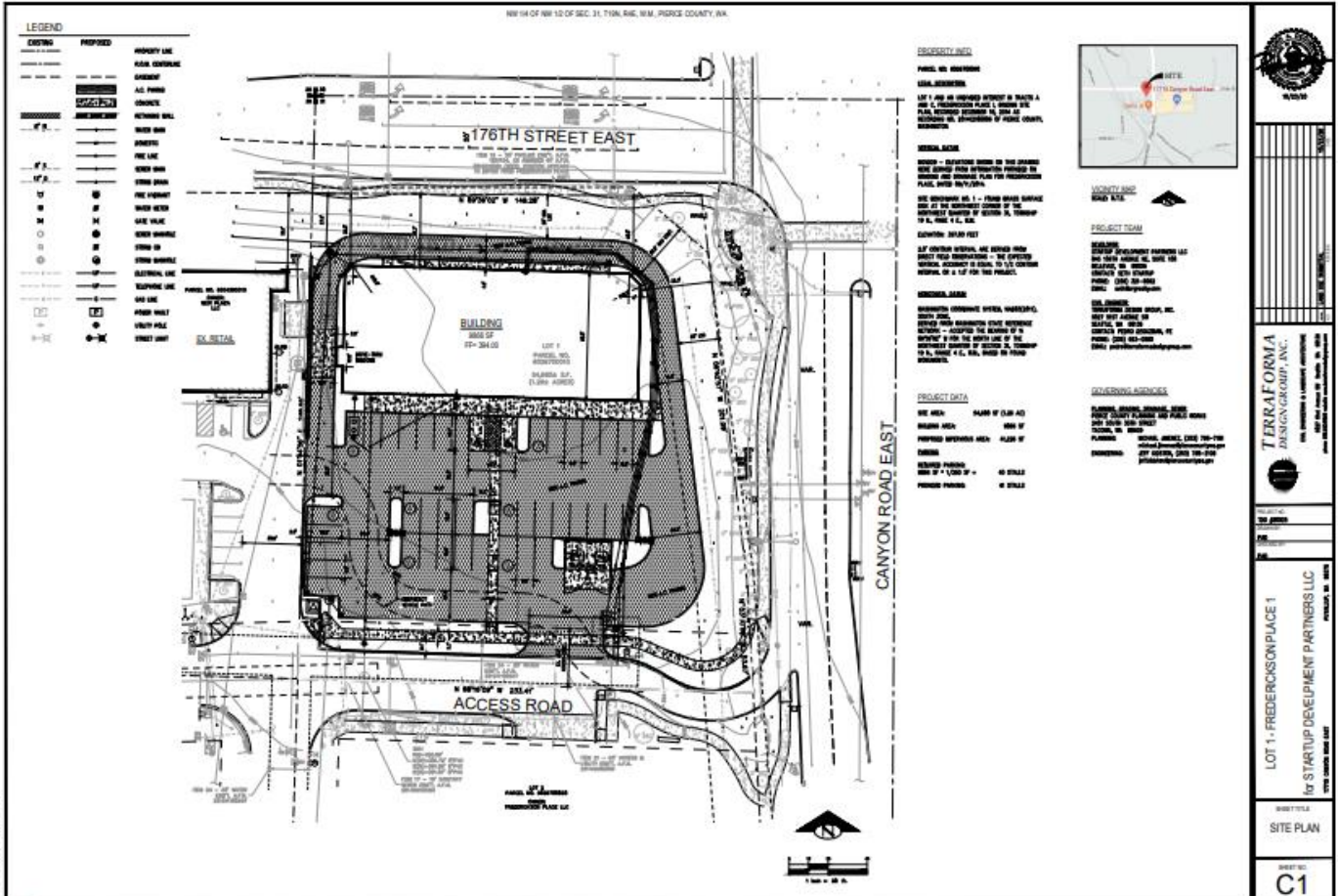
# 2018 Aerial Photo

Conditional Use: Frederickson Place 1  
2019 Aerial Photograph

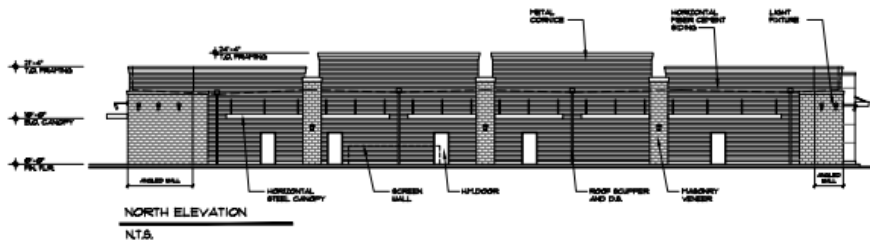
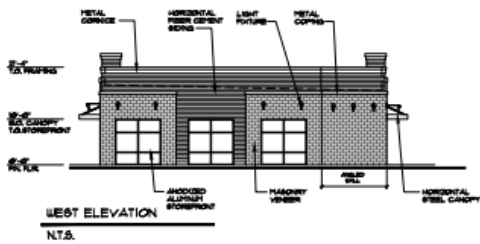
6026700010



# Proposed Site Plan – November 4, 2020



# Building Elevations – November 4, 2020

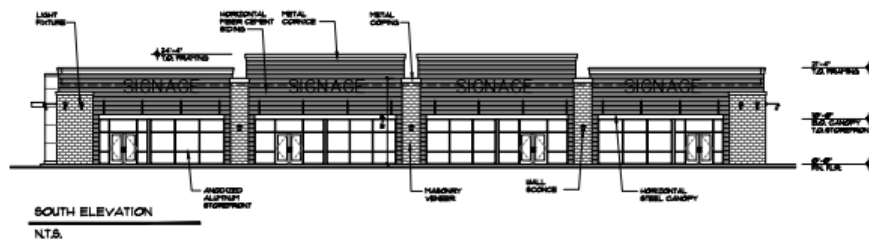
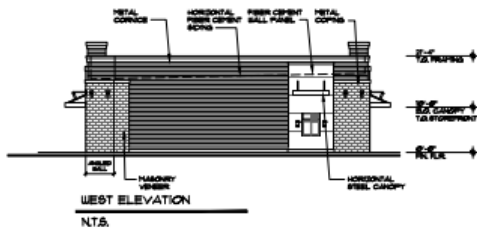


Frederickson Lot 1  
FREDERICKSON, WASHINGTON

9/14/2020



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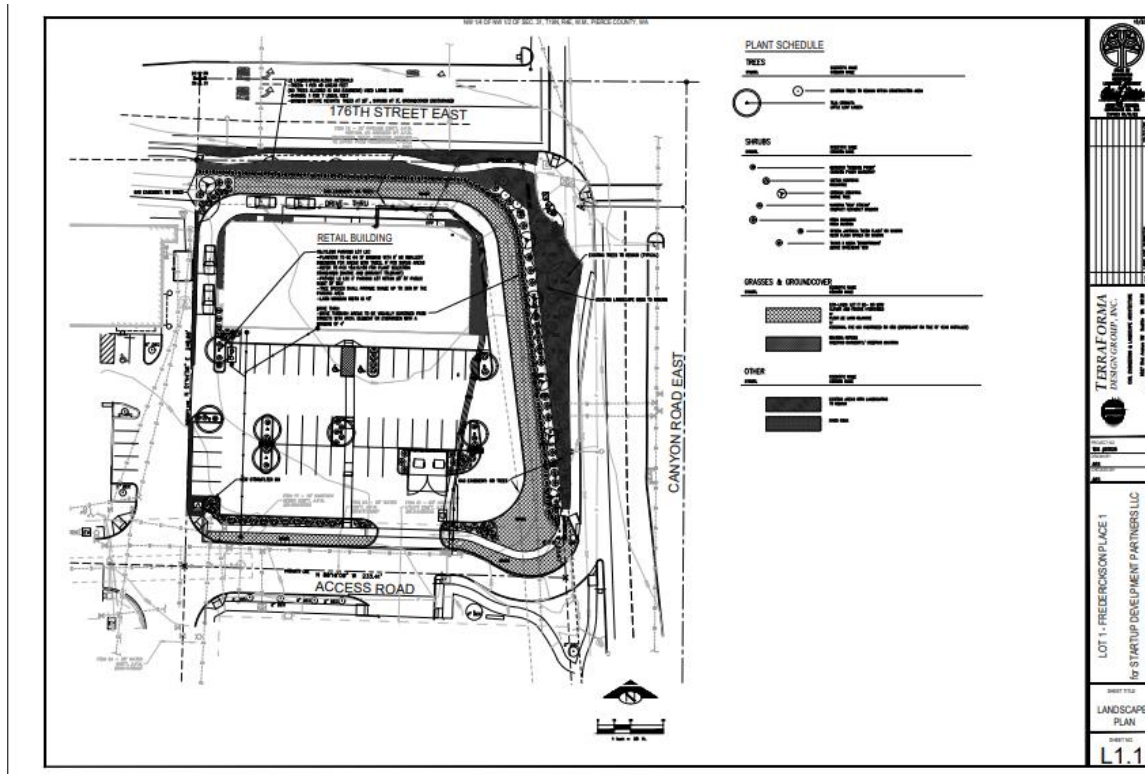
Frederickson Lot 1  
FREDERICKSON, WASHINGTON

9/14/2020



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## Landscape Plan – November 4, 2020



### Review Responsibility

The following list includes examples of jurisdictional areas for various County departments and divisions typically involved in the review and administration of this proposal:

#### A. Planning and Public Works (PPW):

- Current Planning verifies compliance with the Pierce County Comprehensive Plan, applicable community plans and Development Regulations such as, but not limited to, zoning, critical areas, natural resource lands, shoreline management, design review, and potential environmental impacts.
- Development Engineering reviews for drainage, erosion control, site development, flood, survey, landslide and erosion hazard, lot dimensions, and road standards.
- Cartography reviews road names and addresses.
- Resource Management reviews for consistency with the County wetland and fish & wildlife regulations.

#### B. Fredrickson Advisory Commission (FAC):

The FAC's role in the review process for a land use proposal includes the following:

- Review the proposal for consistency with the goals and policies in the Community Plan.
- Provide a local perspective that includes input from the community and insights of which PPW staff or the Hearing Examiner may not be aware.
- Offer recommendations for project design to fit with the community's vision while remaining consistent with the Community Plan.

PCC Chapter 2.45 Land Use Advisory Commissions provides regulations that apply to the FAC. Per PCC 2.45.130, Land Use Advisory Commission (LUAC) recommendations on a land use application shall be to approve, modify and approve, deny, or make no recommendation.

### **Review Criteria**

The following regulations and policies shall be used during the review process including, but not limited to:

- A. Pierce County development regulations and construction and infrastructure regulations;
- B. Pierce County Comprehensive Plan and Frederickson Community Plan;
- C. Applicable state statutes; and
- D. All applicable notes on related previously recorded County documents.

### **Comments from the Public and Agencies**

- Comments received on this proposal may be found by accessing the online permit information referenced on page 1.
- The subject proposal requires application approval of a Binding Site Plan Alteration as the location of the building was re-located on the site and the number of original parking stalls reduced. This application is done administratively and not reviewed by the Hearing Examiner.
- Development Engineering, Jeff Kidston, requires a storm drainage plan, a Defect and Maintenance Guarantee, and Commercial/Industrial Agreement to Maintain Stormwater Facilities and to Implement a Pollution Source Control Plan.
- Resource Management, Dara Kessler, states there are no wetland or fish & wildlife indicators mapped on or near the site; therefore, no review is required.
- Fire Prevention, Laurie Bischof, states that, as proposed, an NFPA fire sprinkler system will be required to meet fire flow and emergency vehicle access requirements. Fire Prevention will review for all code requirements at time of building permit process review.
- Sewer Utilities, Alma Arroyo, states that the proposed project is required to connect to the existing sanitary sewer system.
- Tacoma Water, Chris Hicks, states the requirements for commercial development connected to Tacoma Water.
- Comments were received from Washington State Department of Ecology and Nisqually Indian Tribe.

### **Site Characteristics**

- The subject parcel is Lot 1 of Frederickson Place 1, Binding Site Plan (BSP)
- County Assessor lists the parcel as being 1.25 acres in size.
- The parcel sits on the southwest corner of the intersection of 176<sup>th</sup> Street East and Canyon Road East.
- The site is undeveloped and void of all vegetation with exception to some exterior landscaping that was installed with the BSP.
- The site is relatively flat.

## Surrounding Land Use and Zoning Designation

LAND USE		ZONING
North	176 <sup>th</sup> Street East	Employment Services (ES)
South	Auto Retail	ES
West	Commercial Retail	ES
East	Canyon Road East	ES

### Initial Planning and Public Works (PPW) Staff Review for Consistency with Regulations and Policies

The proposal is subject to review for conformance with Pierce County plans, codes and regulations.

### Title 19A Pierce County Comprehensive Plan

The County Comprehensive Plan addresses the goal that the proposal ensures functional industrial areas without adversely affecting surrounding properties.

- FR LU-7 - Provide well-designed, appropriately scaled retail and service development at limited locations in the community.
- FR LU-7.2 - Strive for the development of well-designed, well-placed neighborhood and community scaled commercial development within the plan area.
- FR LU 7.2.1 - Retail and service uses should primarily meet the needs of the Frederickson community.
- FR LU-7.2.2 - Commercially zoned areas should be compact in size and should be located at prominent intersections within the community.
- FR LU-7.2.3 - Require all commercial developments to meet architectural and site design standards.
- FR LU 7.2.4 - Landscaping of commercial sites should be required, particularly along public roads and within parking areas.
- FR LU-7.4 - Implement compatibility requirements to minimize the impact of commercial activities on adjacent residential uses.

*Staff Comment:* The small-scale commercial proposal is encouraged and consistent with several policies of the Comprehensive Plan and Frederickson Community Plan.

### Title 18A Development Regulations – Zoning

#### 18A.15.010-1 Urban Setbacks

The proposal is considered a corner lot and requires the following setbacks:

- Front (176<sup>th</sup> St. E.) 15-feet
- Front (Canyon Rd E.) 20-feet
- Interior Yards (west parcel boundary) 0-feet
- Interior Yards (south parcel boundary) 0-feet

*Staff Comment:* The subject proposal meets all the required setbacks for PCC Title 18A. Other Sections of code or reviewing Sections could require greater setbacks.

**18A.22.010 Frederickson Use Table**

This Chapter provides the Use Tables and Density and Dimension Tables for the FAC area.

Use Categories and Use Types	FREDERICKSON						
	Urban Zone Classifications (18A.22.010)						
	Urban Districts and Other Zones			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/ Office-Civic	PR: Park and Recreation	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
MUD	ROC	PR	EC	CE	ES		
<b>COMMERCIAL USE CATEGORY:</b> See PCC <a href="#">18A.33.270</a> for Description of Commercial Use Categories.							
Eating and Drinking Establishments	P	P3			P3;C1,2	P3;C1,2(2)	
Sales of Merchandise and Services	P4;C5	P1			P1	P(2)	

Footnote (2) as referenced is not applicable to the proposal.

**18A.33.270 Commercial Use Category – Description of Use Categories**

**G. Eating and Drinking Establishment.** Eating and Drinking Establishment Use Type refers to establishments that sell prepared food, beer, wine and/or liquor and may also provide music and dancing. Examples include, but are not limited to, espresso stands, fast food restaurants, full service restaurants, taverns, brewpubs, craft distilleries and wineries.

**Level 1:** Espresso stands with or without drive-through facilities, no preparation of meals allowed; and not exceeding 400 square feet in structure size.

**Level 2:** Fast food restaurants with drive-through facilities.

**L. Sales of Merchandise and Services.** Sales of Merchandise and Services Use Type refers to establishments that sell general merchandise or provide services to individuals or businesses.

**Level 1:** Total indoor/outdoor retail sales area up to 5,000 square feet.

**Level 2:** Total indoor/outdoor retail sales area up to 15,000 square feet.

*Staff Comment:* The use of a Sales of Merchandise and Services is an allowed outright use within the ES zone classification and Frederickson Community Plan. One of the proposed tenant spaces includes an eating and drinking establishment which includes a drive-thru facility which is not an allowed use without approval of a Conditional Use Permit.



### **18A.35.040 Parking.**

The purpose of this Section is to regulate off-street and on-street parking areas to ensure adequate parking, lessen traffic congestion, and create uniform standards which provide sufficient on-site areas for parking and maneuvering of motor, transit, and nonmotorized vehicles.

The subject proposal has mixed parking requirements and are as follows:

- Commercial Use – Minimum parking of 2 per 1,000 sq. ft. and a maximum parking of 7 per 1,000 square feet.
- Eating and Drinking Establishments – Minimum 1 per 250 sq. ft. with a maximum of 1 per 100 sq. ft.
- Drive up Facilities: Drive-up facilities shall be calculated in addition to required parking for primary use (car wash) – Minimum 4 vehicle queue per drive-up facility provided with a maximum of 10 vehicle queue per dive-up facility provided.

*Staff Comment:* The proposed commercial retail building is 9,866 square feet with 2,200 square feet dedicated to the eating and drinking establishment. The retail use would have a minimum parking stall count of 15 parking stalls with a maximum of 53 parking stalls. The Eating and Drinking Establish use would require a minimum of 9 parking stalls with a maximum number of 22 parking stalls. The drive- thru requires a minimum of a 4-vehicle queue. The proposal shows a total parking stall count of 13 for the office/convenience store use which is a deficit of 7 parking stalls and the car wash may not have the required 4-vehicle queue as required. The site plan provided by the applicant shows a total count for the two uses as 41 parking stalls which is mid-range for the two uses. The applicant will need to show on an updated site plan that the minimum 4 vehicle queue can be met.

### **18A.75 Use Permits**

#### **18A.75.030 Conditional Use Permits**

A Conditional Use Permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record:

- a. That the granting of the proposed Conditional Use Permit will not:
  - (1) be detrimental to the public health, safety, and general welfare;

*Staff Comment:* The granting of the Conditional Use Permit to allow the retail shopping center with food service and drive-thru will not be detrimental to the public health, safety, and general welfare of the community.

- (2) adversely affect the established character and planned character of the surrounding vicinity; nor

*Staff Comment:* The project will be designed to comply with all standards of Chapter 18J.60 of the Pierce County Code for Frederickson Community Plan Area. The surrounding area is primarily commercial in nature and the building architecture for the proposed use is designed to be consistent with the commercial character of the neighborhood. Compliance with all design standards and landscaping will ensure an attractive project.

- (3) be injurious to the uses, planned uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.

*Staff Comment:* The proposed use should function effectively without interference from any of the adjacent and surrounding uses and is not anticipated to generate impacts that cannot be mitigated through site design consistent with the provisions of the Pierce County Zoning Code. The site will provide sufficient parking and queuing for customers visiting the site. Landscape buffers will be provided adjoining both rights-of-way to provide adequate separation and visual screening from adjacent uses in the vicinity. The lighting plan for the project will be designed to be consistent with Pierce County code standards to confine site lighting and minimize glare on adjacent properties.

- b. That the granting of the proposed Conditional Use Permit is consistent and compatible with the intent of the goals, objectives and policies of the County's Comprehensive Plan, appropriate Community Plan (provided that, in the event of conflict with the Comprehensive Plan, the Comprehensive Plan prevails), and any implementing regulation.

*Staff Comment:* The subject proposal meets or can be conditioned to meet the goals, objectives and policies of the Comprehensive Plan and Frederickson Community Plan.

- c. That all conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.

*Applicant Comment:* All conditions necessary to lessen the impacts of the project can be monitored and enforced by Pierce County staff.

- d. That the proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare of the community from such hazard.

*Applicant Comment:* The proposed retail center with eating and drinking establishment should not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare.

- e. That the conditional use will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.

*Staff Comment:* The conditional use will be supported by and will not adversely affect adequate public facilities and services. The project will not result in an increased need for public safety services such as police and fire protection beyond the typical service provided for a project of this scale.

- f. That the Level of Service standards for public facilities and services are met in accordance with concurrency management requirements.

*Staff Comment:* Staff finds that the subject proposal can meet or be conditioned to meet all required criteria for granting of the conditional use permit.

## **Title 18J Development Regulations – Design Standards and Guidelines**

The required design standards and guidelines to promote compatibility between land uses by reducing visual, noise, and lighting impacts of development on users of the site and abutting uses are outline in this section. The following are a list of the relevant standards and guidelines:

**18J.15.030 Tree Conservation.** The purpose of this Section is to retain and/or restore the overall tree canopy in the County by using plant materials as a unifying element and tool to protect the health, safety and welfare of the public.

*Staff Comment:* The Employment Services (ES) zone classification is considered an Urban Employment Center and as such requires 20 tree units/acre (to include 30% of all significant trees) be met. The subject parcel is 1.25 acres in size, which would require a total of 25 tree units be met for the proposal. Retention of significant trees would be non-applicable to this proposal as the site is void of trees.

As part of the proposal, the applicant is required to submit a Landscape/Tree Conservation Plan prepared by a licensed Landscape Architect or Washington State Forrester. Approval of the plan would be required prior to a site development application being released on the proposal.

**18J.15.040 Landscape Buffers.** The purpose of this Section is to use landscaping and buffering concepts to promote compatibility between land uses by reducing the visual, noise, and lighting impacts of development on users of the site and abutting uses.

*Staff Comment:* The landscaping provision for this proposal is being met under PCC Title 18J.60, which is a more restrictive section of code. The proposal is located within the Canyon Road and 176<sup>th</sup> St. E. Landscaping corridor (PCC Title 18J.60), which has specific requirements for landscaping. An approved Landscape Plan will be required prior to release of any site development applications.

**18J.15.085 Exterior Illumination.** Provide safe and visible public areas exterior lighting that accents and complements the space and/or building architectural details.

*Staff Comment:* This Section of code will be addressed with submission of the commercial building permits.

**18J.15.090 Parking Lot Landscaping.** The intent of parking lot landscaping is to provide visual and noise relief to adjacent uses from parking lots by enhancing public and private open spaces, and to facilitate aquifer recharge.

*Staff Comment:* This Section of code will be addressed with the Landscape Plan.

**18J.15.155 Mechanical Equipment and Outdoor Storage Screening.** Protect the aesthetic quality of developments and surrounding properties by screening service areas for mechanical equipment and outdoor storage.

Staff Comment: This Section of code will be reviewed with submission of the commercial building permit.

**18J.15.170 Stormwater Facilities.** The following standards apply to development proposals for industrial uses. The standards set forth in this Section are supplementary to the requirements of the Pierce County Stormwater Management and Site Development Manual.

Staff Comment: The proposal must meet the requirements of this section.

### **18J.60 Frederickson Community Plan Area Design Standards and Guidelines**

A review of the FCP Table 18J.60.020-1 Type of Review Required for Regulated Activities found the following section will require compliance:

- 18J.60.060 – Canyon Road and 176<sup>th</sup> St. East Landscaping
- 18J.60.080 – Building Design and Placement
- 18J.60.110 – Employment Service (ES) Zone Streetscape Plan

Staff Comment:

- The required landscape elements of this Section of code will be addressed with the landscape plan.
- The building design of the proposed structure will be met with review of the commercial building permit.

### **Question from Staff for the FAC**

1. Does the FAC believe that the applicant is meeting the Conditional Use Permit Requirements?

Frederickson Place 1 CP IPR FAC-DR.docx