

# Initial Project Review

## Conditional Use Permit: Destiny Truck Yard

**Application Numbers: 922449 and 922450**  
**Parcel Numbers: 0318012002**

**Fredrickson Advisory Commission Public Meeting: January 27, 2020, at 7:00 p.m.**, at the Bethel School District Learning Center, Conference Room 2, 21818 - 38<sup>th</sup> Avenue East, Spanaway, WA 98387.

**Proposal:** Applicant requests a Conditional Use Permit for semi-truck and trailer parking lot storage within the center and northern portions of a 5.44-acre parcel with associated site development (2,000 cubic yards of cut, fill and grade) and required landscaping. There are no existing structures or any proposed.

**Project Location:** The site is in the Employment Center (EC) zone classification of the Frederickson Community Plan area, located at 19501 - 38<sup>th</sup> Avenue East, Tacoma WA, within the NE ¼ of Section 01, T18N, R3E, W.M., in Council District #3.

**Staff Recommendation:** County Staff is reviewing this proposal for compliance with all applicable policies, codes, and regulations. Staff does not have a recommendation currently for the FAC.

**State Environmental Policy Act (SEPA):** The proposal is being reviewed pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E, the Pierce County Environmental Official designate. No determination has been reached at this time.

**County Contact:** Kaycee K Hathaway, Planner I, 253-798-3297,  
[kaycee.hathaway@piercecountywa.gov](mailto:kaycee.hathaway@piercecountywa.gov)

**Pierce County Online Permit Information:**

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=922449>



## Project Data

Complete Application Date: November 1, 2019

Initial Project Review Mailed: January 21, 2020

Owners: Ghumman LLC  
2806 179<sup>th</sup> Street Court East  
Tacoma WA 98445  
[Preekaur2012@gmail.com](mailto:Preekaur2012@gmail.com)

Applicant: CES NW, Inc  
Attn: Terri Richards  
429 29<sup>th</sup> St NE, Suite D  
Puyallup, WA 98372  
[cdeaver@cesnwinc.com](mailto:cdeaver@cesnwinc.com)  
[trichards@cesmwinc.com](mailto:trichards@cesmwinc.com)

## Legal Notice

- *November 25, 2019:* 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 26, 2019:* Corrected 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 27, 2019:* The site was posted on this date and confirmed with a Declaration of Posting.
- *January 13, 2020:* Legal notices was published in the official County newspaper (*Tacoma News Tribune*) advertising the Frederickson Advisory Commission (FAC) public meeting.
- *January 14, 2020:* Corrected Public Notice of the FAC meeting 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.



## **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.
- Development Engineering is awaiting the review of the requested Traffic Impact Analysis prior to providing final development requirements along with other information.
- The Pierce County biologist has conditions that need to be met for the removal of some Oregon White Oak trees.
- Comments were received from Washington State Department of Ecology, Washington State Department of Health, and Tacoma Water.
- Comments were received from affected Tribes (see the discussion in the "Archeological, Culture, and Historic Resources (18S.30.020)" section.

## Site Characteristics

- The County Assessor lists the parcel 0318012002 as being 5.4 acres in size.
- The parcel is currently accessed from 38<sup>th</sup> Avenue East.
- Currently, the site is vacant, undeveloped land.
- The site is relatively flat.

## Surrounding Land Use and Zoning Designation

	LAND USE	ZONING
North	Oldcastle APG West Inc (Industrial)	Employment Center (EC)
South	Unopened County Right of Way	N/A
West	38 <sup>th</sup> Avenue East	N/A
East	Oldcastle APG West Inc (Industrial)	EC

## 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.

- D-9.3 Minimize the impacts on adjacent, non-industrial land uses through appropriate landscaping, screening, buffer strips, graduated intensity, and similar methods.
- GOAL FR LU-1 Promote the continued development of the Frederickson Employment Center by emphasizing a regulatory environment that is supportive of the establishment of new businesses and the expansion of existing businesses
- FR LU-6.1.1 The Employment Service zone shall be considered a light industrial zone and shall be permitted only under the Employment Center land use designation.
- FR LU-6.1.8 High quality site and building design shall be required within the Employment Service zone.

*Staff Comment:* The site is currently vacant land. The applicant is proposing no buildings, but proposing landscaping along 38<sup>th</sup> Avenue East to have a visual barrier between 38<sup>th</sup> and the parking area. The proposal will be providing services to the industrial area by allowing semi-truck parking.

## Title 18A Development Regulations – Zoning

### 18A.22.010 Frederickson Use Table

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

*Staff Comment:* Under the Industrial Use Category in Table 18A.22.010, Salvage Yards/Vehicle Storage Use Type is listed as Conditional Use Permit.

### **18A.33.280 Industrial Use Category – Description of Use Categories**

**18A.33.280 H – Salvage Yards/Vehicle Storage Use Type.** Salvage Yards/Vehicle Storage Use Type refers to uses that involve: the salvage of wrecked vehicles, vehicle parts and appliances; and the storage of vehicles.

- Level 1:** Salvage Yards dealing with salvage of wrecked motor vehicles, vehicle parts, and appliances in which all vehicles and merchandise are stored within an enclosed building(s).
- Level 2:** Salvage Yards dealing with salvage of wrecked motor vehicles, vehicle parts, mobile and manufactured homes, and appliances in which vehicles and merchandise are stored in an outdoor storage area.
- Level 3:** Vehicle Storage. The area for vehicle storage shall be no more than 10,000 square feet for storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreational vehicles. The area for vehicle storage shall be fenced. It does not include parking lots or the storage of vehicles for repair, sale, or the sale of vehicle parts.
- Level 4:** Vehicle Storage areas of more than 10,000 square feet for storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreational vehicles. The area for vehicle storage shall be fenced. It does not include parking lots or the storage of vehicles for repair, sale, or the sale of vehicle parts.

*Staff Comment:* The proposed project is a Commercial parking lot not a dispatch station which falls under Level 4 of this use category per the Frederickson Use Table and is categorized as a Conditional Use in areas within the EC zoning classification.

**18A. 35 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.

*Staff Comment:* As this is an Industrial Use, the required parking is 1 stall per 1,000 square feet or 1 per each 3 employees on a maximum shift. The submitted application does not address where the truck drivers will park vehicles that are not semi-trucks when they leave the truck there. The applicant needs to address this.

### **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;

Applicants Comment: No, this project is a fenced and paved parking lot.

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

Applicant Comment: The project is located in an industrial area and will match the character of the surrounding vicinity.

- (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.

Applicant Comment: The project is located in an industrial area and will match the character of the surrounding vicinity.

- 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.

Applicant Comment: The project has been designed and planned according to the requirements of the Community Plan (EC).

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

Applicant Comment: Efforts to limit the project impact in the area are being achieved through coordination with Pierce County and use of outside consultants.

- 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 use is for truck parking and fits the use of the adjacent properties in the surrounding vicinity.

- 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.

Applicant Comment: Public facilities and services should not be adversely impacted by the addition of this parking area.

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

Applicant Comment: The Level of Service Standards for public facilities and services will meet the management requirements.

Staff Comment: Per the submitted responses to the review criteria the applicants note they will be in compliance with the Conditional Use review criteria.

## **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 proposal will need to provide 5 tree unit credits per acre. The site is 5.4 acres per the Assessor-Treasurer records, requiring 27.2 tree units. The site plan shows 77.5 tree unit credits meeting the requirement of the section.

**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:* Level 3 landscape buffer is required along the western property line, along 38<sup>th</sup> Avenue East, an arterial roadway. As the property to the north and west is already developed, and the area to the south is an unopened county right of way (ROW) no landscape buffering is required.

**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:* The parking areas will be required to meet the exterior illumination requirements.

**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:* Parking areas will be required to meet the parking lot landscaping.

**18J.15.100-130 Landscaping Plant and Soil Requirements.** The intent of these code sections is to foster the use of plants native to Western Washington and drought tolerant plants common to this area, ensure compliance of applicable plant related design standards through installation concurrent with development of a project site, and ensure that vegetation required by this Chapter is healthy and continues to meet the objectives for the life of the project.

*Staff Comment:* All proposed landscaping must meet the requirements of these sections.

**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: Outdoor storage areas must be screened per this section.

**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 Advisory Commission 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.60.080 A.1 Design Objective – Building Design.** ROC, MHR, MSF, SF, and RR zoned areas are primarily residential in nature or are immediately adjacent to residential areas. Non-residential buildings located within these areas should be designed to incorporate features such as facades, roof forms, porches, window treatments, and architectural detailing that exemplifies surrounding residential architecture.

Staff Comment: No new structures are proposed.

**18J.30.090 Commercial and Industrial Building Design Standards and Guidelines.** Commercial and Industrial Building Design Standards and Guidelines. The purpose of this Section is to encourage better design in commercial and industrial building projects.

Staff Comment: No new structures are proposed.

**Questions from Staff for the FAC:**

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

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