

# Initial Project Review

## Conditional Use Permit: Coastal Creditor Services

**Application Number: 926456**  
**Parcel Numbers: 4015416630 and 4015416730**

**Mid-County Advisory Commission Public Meeting: March 10, 2020, at 6:30 p.m.**, at the Mid-County Community Center, 10205 44<sup>th</sup> Avenue East, Tacoma, WA 98446.

**Proposal:** Applicant requests a Conditional Use Permit for the development on two parcels for future construction of a new office and storage building for the existing (unpermitted) business. Proposed is also an outdoor storage of vehicles, boats, RV's, trucks, and other items on behalf of creditors within a fenced area. Proposed access will be off 152<sup>nd</sup> Street East.

**Project Location:** The site is in the Community Employment Center (CE) zone classification of the Mid-County Community Plan area, located at 15009 Canyon Road, Puyallup WA, within the NE ¼ of Section 19, T19N, R04E, W.M., in Council District #5.

**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 Mid-County Advisory Commission (MCAC).

**State Environmental Policy Act (SEPA):** The proposal meets the exemptions outlined within Washington Administrative Code (WAC) 197-11-800. SEPA was not required.

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

**Pierce County Online Permit Information:**

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=926456>



## Project Data

Complete Application Date: January 8, 2020

Initial Project Review Mailed: March 3, 2020

Owners: Coastal Creditor Services, LLC  
Attn: Kevin Glamzi  
PO Box 834  
Gig Harbor WA 98335  
[glamzi@hotmail.com](mailto:glamzi@hotmail.com)

Agent: Carl Halsan  
PO Box 1447  
Gig Harbor, WA 98335  
[carlhalsan@gmail.com](mailto:carlhalsan@gmail.com)

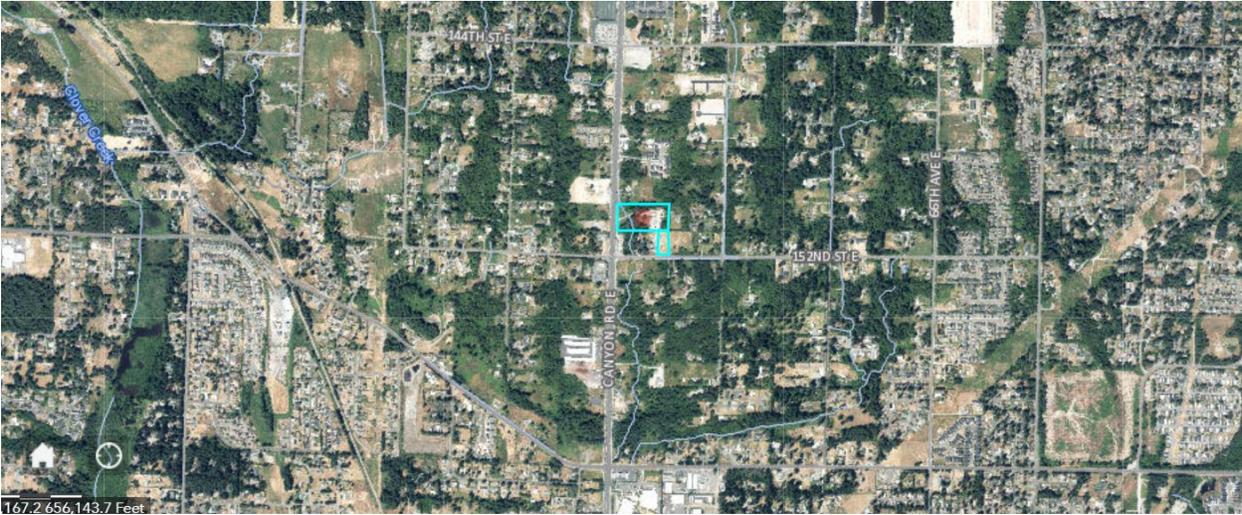
## Legal Notice

- *January 23, 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.
- *January 29, 2020*: The site was posted on this date and confirmed with a Declaration of Posting.
- *February 25, 2020*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*) advertising the Mid-County Advisory Commission (MCAC) public meeting.

2017 Aerial Photo



Figure 1: Project will be occurring on the highlighted parcel.





- 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 Mid-County Advisory Commission. 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 Mid-County 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 requires the underlying violations (installation of impervious surface without permits) to be resolved prior to approval.
- Biologist requests compensatory mitigation plan to mitigate for the impacts to the wetland and wetland buffer created from widening the access without permits and potentially from the clearing and grading.
- Fire Prevention has requested information.
- Comments were received from Tacoma Water.
- Comments were received from Washington State Department of Ecology.
- 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 Parcel 4015416630 as being 4.9 acres in size, and Parcel 4015416730 as 0.94 acres.
- The parcel is currently accessed from Canyon Road East.
- Currently, the site has a single-family residence and a storage yard for creditor’s vehicles, RVs, and other parts that have been operating without appropriate permits.

**Surrounding Land Use and Zoning Designation**

LAND USE		ZONING
North	Single Family Residence / Vacant Land	Community Employment (CE)
South	Single Family Residence / Used Car Lot	Community Employment (CE)
West	Right-Of- Way (ROW)	N/A
East	Single Family Residence	Single Family (SF)

## **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.

LU-54.1 Where there is adequate land, public facilities and services, and street capacities available within the 20-year planning horizon;

GOAL LU-56 Provide a diverse range of goods and services to ensure that as the economy changes, employment opportunities are balanced with a wide range of other land uses.

LU-56.2 Establish distinct land use types and zoning classifications for industrial, research, and office development which accommodate a broad range of economic development activities in appropriate locations

MC LU-19.4 Industrial developments shall be separated from residential areas through the use of aesthetically pleasing and effective methods (e.g., vegetative buffers, landscaped berms, fences, walls, setbacks, etc.).

MC LU-19.5 All storage yards shall be entirely screened from the view of adjacent properties which contain dissimilar uses.

MC D-6.1 Industrial uses should provide substantial landscaped areas when adjacent to residentially zoned areas and public roadways.

*Staff Comment:* The site is currently a legal nonconforming use of a single-family residence but has an industrial use which did not obtain any permits. The applicant is applying for a Conditional Use Permit to meet County codes. A salvage yard Level 3 and 4 is allowed in this zone with a Conditional Use Permit.

### **Title 18A Development Regulations – Zoning**

#### **18A.27.010 Mid-County Use Table**

This Chapter provides the Use Tables and Density and Dimension Tables for the Mid-County 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 Salvage Yard under Level 4 of this use category per the Mid-County Use Table and is categorized as a Conditional Use in areas within the CE 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: The use of the site as an office building and storage facility is not dangerous, unhealthy or unsafe.

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

Applicant Comment: The use has been there for years, and totally fits in with surrounding uses.

- (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: This is the type of use envisioned for this site and this area in general.

- 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: Both the Comprehensive Plan and Community Plan want this type of use on this site.

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

Applicant Comment: Any conditions imposed by staff or the Examiner will be monitored and enforced by the business owner.

- 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: Nothing about the use is inherently hazardous.

- 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: The use creates a very low demand of public facilities and services.

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

Applicant Comment: LOS will be maintained for all.

Staff Comment: Planning staff is awaiting additional information from the applicant to make a determination. The amount of information provided is not an adequate amount to decide at this time. The following Request for Information was made by staff in PALS+ on February 18, 2020:

Upon staffs first review of the application the following revisions need to be made:

- The site plan needs to distinguish where the vehicle storage is going to be on site.
- The application states that there is going to be fencing, this needs to be shown on the site plan.
- The parking requirements are not being met. A revised site plan showing how the application is meeting this is required. Please note that when you add parking that the parking lot landscaping is required also.
- Is the existing house going to continue to be lived in or is it going to be converted?
- Landscaping buffers are not properly denoted in three places. On parcel 4015416730 where there is access from 152nd Street East on the East and West portions requires a L3 buffer on each side, since Parcel 4015418220 is zoned Single family and parcel 4015416750 has a Single Family Use. Also, on the north portion of Parcel 4015416630 along parcel 4015416600 an L3 buffer is required due to the single family use on the site.
- The application needs to distinguish if the applicant is going for a L3 or L4 CP for a Salvage Yard.

- Tree conservation plan is required Per PCC 18J.15.
- Is the site going to be illuminated? If so please provide where and note that per Ordinance 2019-101 there are new illumination standards that will need to be met.

## **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 5.8 acres per the Assessor-Treasurer records, requiring 29 tree units. The site plan does not address this requirement.

**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 site plan is denoting landscaping buffers, but the landscaping buffers are not properly denoted in three places. On Parcel 4015416730, where there is access from 152nd Street East, the east and west portions require an L3 buffer, since Parcel 4015418220 is zoned Single-Family and Parcel 4015416750 has a single-family use. Also, on the north portion of Parcel 4015416630, along Parcel 4015416600, an L3 buffer is required due to the single-family use on the site. The applicant needs to revise the site plan.

**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.70 Mid-County Advisory Commission Community Plan Area Design Standards and Guidelines.** A review of the FCP Table 18J.70.020-1 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: The new steel building will need to meet the design standards.

**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: The new 1,812-square foot steel building will need to meet the design standards.

**Questions from Staff for the Mid-County Advisory Commission:**

1. Does the Mid-County Advisory Commission believe that the design standards are being met within Title 18J.70?
2. Does the Commission believe that the applicant is meeting the Conditional Use Permit Standards?
3. Does the Commission believe that the applicant is meeting the Mid-County Community Plan Standards?