ORDINANCE NO. 3203


WHEREAS, The Planning Commission reviewed the referenced code amendments (except sections 14.02.040, 14.10.010, 21.20.120, 21.20.130 and 21.20.140) over multiple work sessions held between 2016 and 2018; and

WHEREAS, the city’s SEPA Responsible Official has reviewed applicable environmental checklist submitted for the non-project action and determined the changes to the municipal code to be non-significant, issuing a SEPA DNS Threshold Determination on December 19, 2018, finalized without appeal on January 14, 2019; and

WHEREAS, the Planning Commission held a properly noticed public hearing on December 12, 2018 on proposed code amendments; and

WHEREAS, after deliberations the Planning Commission made an approval recommendation 5-1 to City Council on December 12, 2018 to adopt the subject amendments; and

WHEREAS, the City Council studied the subject amendments on February 05, 2019, and March 26, 2019, providing staff policy direction regarding the proposed amendments; and

WHEREAS, the City Council finds that changes are needed to address improved access to various housing types, address on-going customer and citizen inquiries, improve affordability of housing and promote compatible residential infill housing, consistent with the city Comprehensive Plan, through the municipal code; and

WHEREAS, the City Council finds that the amendments are needed to better implement the policies of and are principally consistent with the adopted Comprehensive Plan; and

WHEREAS, the City Council finds that proposed amendments are needed to the city’s municipal code in order to protect and improve the general welfare of the public through the creation of options in the zoning code for various housing types and affordability mean: to serve a broad section of the city’s population; and

WHEREAS, the changes in this ordinance are in the best interests of the City as a whole; and
NOW, THEREFORE, the City Council of the City of Puyallup, Washington, ordains as follows:

Section 1. **Amendment.** Puyallup Municipal Code Section 14.02.040 is hereby amended to read as follows:

14.02.040 System development charges. System development charges include pro rata shares of the costs of existing and planned facilities. Revenues from system development charges minimize the impact to existing customers to construct new facilities required to accommodate growth. System development charges are stated in terms of a cost per ERU (equivalent residential unit) and are specified in the 2010 Water, Sewer, and Storm and Surface Water System Development Charges Study. Each new connection to the water system shall pay a system development charge calculated by multiplying the SDC rate ($/ERU) as specified in the most recent budget adopted by the city council by the number of ERUs as shown on the following schedule:

**SDC ERU Schedule**

<table>
<thead>
<tr>
<th>Water Customer Description</th>
<th>No. of ERUs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family dwelling</td>
<td>1</td>
</tr>
<tr>
<td><strong>Accessory dwelling units</strong></td>
<td><strong>0.50</strong></td>
</tr>
<tr>
<td>Duplex/apartment:</td>
<td></td>
</tr>
<tr>
<td>First unit</td>
<td>1</td>
</tr>
<tr>
<td>Each additional unit</td>
<td>0.75</td>
</tr>
<tr>
<td>Mobile home subdivision, pad</td>
<td>1</td>
</tr>
<tr>
<td>Recreational vehicle park, each space</td>
<td>0.63</td>
</tr>
<tr>
<td>Motel/hotel, each unit</td>
<td>0.63</td>
</tr>
<tr>
<td>Hospital, rest home, each 6 beds</td>
<td>1</td>
</tr>
<tr>
<td>Commercial/industrial:</td>
<td></td>
</tr>
<tr>
<td>First 15 fixture unit weights</td>
<td>1</td>
</tr>
<tr>
<td>Each additional fixture unit weight</td>
<td>0.067</td>
</tr>
</tbody>
</table>
Section 2. Amendment. Puyallup Municipal Code Section 14.10.010 is hereby amended to read as follows:

14.10.010 Schedule of system development charges and connection charges. (1) System development charges include pro rata shares of the costs of existing and planned facilities. Revenues from system development charges minimize the impact to existing customers to construct new facilities required to accommodate growth. System development charges are stated in terms of cost per ERU (equivalent residential unit) and are specified in the 2010 Water, Sewer, and Storm and Surface Water System Development Charges Study. Each new connection to the sewer system shall pay a system development charge calculated by multiplying the SDC rate ($/ERU) as specified in the most recent budget adopted by the city council by the number of ERUs as shown on the following schedule:

<table>
<thead>
<tr>
<th>Water Customer Description</th>
<th>No. of ERUs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family dwelling</td>
<td>1</td>
</tr>
<tr>
<td>Accessory dwelling unit</td>
<td>0.50</td>
</tr>
<tr>
<td>Duplex/apartment:</td>
<td></td>
</tr>
<tr>
<td>First unit</td>
<td>1</td>
</tr>
<tr>
<td>Each additional unit</td>
<td>0.75</td>
</tr>
<tr>
<td>Mobile home subdivision, pad</td>
<td>1</td>
</tr>
<tr>
<td>Recreational vehicle park, each space</td>
<td>0.63</td>
</tr>
<tr>
<td>Motel/hotel, each unit</td>
<td>0.63</td>
</tr>
<tr>
<td>Hospital, rest home, each 6 beds</td>
<td>1</td>
</tr>
<tr>
<td>Commercial/industrial:</td>
<td></td>
</tr>
<tr>
<td>First 15 fixture unit weights</td>
<td>1</td>
</tr>
<tr>
<td>Each additional fixture unit weight</td>
<td>0.067</td>
</tr>
</tbody>
</table>

The fixture unit weight shall be calculated from the “Drainage Systems” chapter of the Uniform Plumbing Code.
Section 3. Adoption. Puyallup Municipal Code Section 19.06.055, is hereby established to read as follows:

19.06.055 Lot segregations. Lots which were combined previously shall not be re-segregated or otherwise re-subdivided without filing application under the provisions of PMC title 19. Except that lots which are combined “for tax purposes only” through the Pierce County Assessor-Treasurer’s Office may be re-segregated through process and forms available through the Assessor’s Office only.

Section 4. Amendment. Puyallup Municipal Code Sections 20.20.010 (11) are hereby amended to read as follows:

(11) One accessory dwelling unit on each lot subject to the following standards and criteria:

(a) The property is zoned RS-04, RS-06, RS-08, RS-10 or RS-35 and meets the minimum lot area requirements for a single-family dwelling unit in the applicable zone district; and

(b) Any attached accessory dwelling unit shall not exceed 900 square feet of floor area or 40 percent of the floor area of the primary dwelling, whichever is less, nor have more than two bedrooms; and

(c) A detached accessory dwelling unit shall not exceed 650 square feet, if located in a new structure, or 900 square feet, if a conversion of an existing structure, or 40 percent of the floor area of the new or existing primary structure, whichever is less. Additionally, the detached unit shall not have more than two bedrooms, nor be located on more than one floor; and

(d) An attached accessory dwelling unit may be created either through internal conversion of a portion of the primary structure or through construction of an addition to the primary structure. An addition to an existing home wherein the addition contains component parts of an accessory dwelling unit but the addition would not result in a separate fire wall a with separate exterior entrance to the unit, shall not constitute an attached accessory unit and shall be considered an addition to the existing home only; and

(e) Upon submittal and approval of a detached accessory dwelling unit permit (pursuant to the approval criteria and appeal procedures established by Chapter 20.81 PMC), an accessory dwelling unit may be located in a detached structure; and
(f) Any additional entrance resulting from the creation of an integrated attached accessory dwelling unit may not face the same side of the lot facing the street or the same side of the building the primary dwelling unit front door faces so as to appear as a duplex only if such entrance is adequately and appropriately screened in a manner that does not substantially detract from the single-family appearance of the primary dwelling; and

(g) Utilities for the accessory dwelling unit shall be metered jointly with the primary dwelling unit; and

(h) Roof pitches, siding and windows of any new structure constructed to house the accessory dwelling unit shall be similar to and complementary to the principal dwelling unit structure. The scale, bulk, architectural style and location on the lot of all detached accessory dwelling units shall be compatible with the established character of the neighborhood. Plywood and other similar sheet siding materials, such as T1-11 siding, shall not be used, and

(i) Either the primary dwelling unit or the accessory dwelling unit shall be physically occupied by at least one property owner of record during the life of the accessory dwelling unit. Owners shall sign an affidavit which attests to their residency for at least six months of every year. This affidavit shall be binding upon the owner or successive owners during the life of the accessory dwelling unit and be recorded with the Pierce County Auditor’s Office on the title of the real property upon which the ADU is located; and

(j) Accessory dwelling units shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit; and

(k) Nonconforming accessory dwelling units existing prior to the enactment of these requirements may be found to be legal if the property owner applies for an inspection permit prior to June 30, 1996, and brings the unit up to minimum housing code standards. After July 1, 1996, owners of illegal accessory dwelling units shall be in violation of the provisions of this title and subject to the enforcement provisions of Chapter 20.95 PMC. All owners of illegal accessory dwelling units shall also be required to either legalize the unit or remove it.

Section 5. Amendment. Puyallup Municipal Code Section 20.20.020 is hereby amended to read as follows:


The following table (Table 20.20.020) sets forth the required development standards applicable to properties located in the RS zones, unless otherwise established by approval
of a planned development. Unless otherwise indicated, the standards listed in this section represent number of feet:

<table>
<thead>
<tr>
<th>Property Development Standards – RS Zones</th>
<th>RS-35</th>
<th>RS-10</th>
<th>RS-08</th>
<th>RS-06</th>
<th>RS-04</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Minimum lot area per building site in square feet</td>
<td>35,000</td>
<td>10,000</td>
<td>8,000</td>
<td>6,000</td>
<td>4,000</td>
</tr>
<tr>
<td>(2) Minimum/Maximum development density in dwelling units per gross acre</td>
<td>No minimum</td>
<td>No minimum</td>
<td>No minimum</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>m - 1.0</td>
<td>m - 4.0</td>
<td>5.0</td>
<td>4.0 - 6.0</td>
<td>6.0 - 8.0</td>
</tr>
<tr>
<td>(3) Minimum lot width</td>
<td>125*</td>
<td>75 50*</td>
<td>60-40*</td>
<td>50 40*</td>
<td>40*</td>
</tr>
<tr>
<td>(4) Minimum lot depth</td>
<td>150</td>
<td>100-0</td>
<td>90-0</td>
<td>90-0</td>
<td>80-0</td>
</tr>
<tr>
<td>(5) Minimum front yard setback</td>
<td>35</td>
<td>25</td>
<td>20</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>(6) Minimum rear yard setback</td>
<td>35</td>
<td>25</td>
<td>20</td>
<td>20</td>
<td>15</td>
</tr>
<tr>
<td></td>
<td>For rear yard setbacks for accessory structures, see PMC 20.20.040 (4)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(7) Minimum interior side yard setback</td>
<td>15</td>
<td>Refer to 20.20.02 5</td>
<td>5’</td>
<td>Refer to 20.20.025</td>
<td>5’</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(8) Minimum street side yard setback</td>
<td>25</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>10</td>
</tr>
<tr>
<td>(9) Maximum building height single-family houses</td>
<td>36</td>
<td>36</td>
<td>36</td>
<td>36</td>
<td>28</td>
</tr>
<tr>
<td>(10) Maximum building height all structures other than single-family houses</td>
<td>28</td>
<td>28</td>
<td>28</td>
<td>28</td>
<td>25</td>
</tr>
<tr>
<td>(11) Maximum lot coverage</td>
<td>–</td>
<td>40%</td>
<td>45%</td>
<td>45%</td>
<td>50%</td>
</tr>
<tr>
<td>(12) Minimum street frontage</td>
<td>30</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>15</td>
</tr>
<tr>
<td>(13) Maximum floor area ratio</td>
<td>–</td>
<td>0.45:1</td>
<td>0.4</td>
<td>0.5:1</td>
<td>0.5-6:1</td>
</tr>
<tr>
<td></td>
<td>Refer to 20.20.028</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
*PMC 20.20.020(3): Per PMC 19.12.060(2)(b), corner lots shall be 10 feet wider than the minimum required lot widths shown herein

Section 6. **Amendment.** Puyallup Municipal Code Section 20.20.025 is hereby amended to read as follows:

20.20.025 Interior side yard setback.

(1) The minimum interior side yard setback shall be five feet in RS-10 and RS-08; provided, that the combined total of both side yard setbacks for any lot shall equal at least 16 feet in the RS-10 and RS-08 zones, as applied to each structure individually. The combined setbacks shall be applied to all structures collectively if the detached accessory structure is located forward of a line extending from the rear wall of the primary structure to the side lot line.

(2) The minimum interior side yard setback shall be five feet in RS-06 and RS-04 zones, except that, subject to the performance standards in PMC 20.20.040(12), the dwelling unit may be placed on one interior side property line with a zero setback, and the dwelling unit setback on the other interior side property line shall be a minimum of 10 feet on the other interior side property line, excluding the connecting elements such as fences, walls and trellises. No buildings or structures shall be placed on the exterior boundary of such zero lot line development.

(3) Interior side yard setbacks for lots in any RS zone that abut access and utility tract(s) and/or the access portion of a new panhandle lot shall be a minimum of two (2) feet. No access portion of a panhandle lot, public alley or access and utility tract(s) shall be considered a 'street' when applying street side yard setbacks.

Section 7. **New Section.** Puyallup Municipal Code Section 20.20.029 is hereby added to read as follows:

20.20.029 Minimum and maximum density limits in RS zones

(1) Maximum density shall be calculated upon creation of new lots only. Given that permitted or conditionally permitted housing types govern the development of lots in RS zones, density shall not be applied to proposals for housing types as listed as permitted (conditionally or outright) regardless of dwelling unit quantity relative to lot size. Accessory dwelling units also do not count toward maximum density calculations in RS zones.

(2) Deviations from the minimum lot density requirements, where required, shall only be permitted through the standards outlined in PMC 20.86.010 (3). Such deviations shall be permitted through an Administrative Adjustment Permit.

(3) Lots not served by, or required to connect to, sanitary sewer shall not be required to comply with the minimum lot density requirement.
Section 8. **Amendment.** Puyallup Municipal Code Sections 20.20.040 (4), (5), (6), and (12) is hereby amended to read as follows:

... 

(4) **Detached Accessory Buildings**

(a) In all RS zones except in the RS-35 zone, or in any RS zone on lots greater than four acres in size, there shall be no more than one detached accessory building greater than 200 square feet in size per lot. On any lot zoned RS-04, RS-06, RS-08, or RS-10, where the subject property exceeds four acres in size, no more than a total of two detached accessory structures over 200 square feet may be permitted. For the purposes of this section only, one freestanding carport may be allowed in addition to all permitted detached accessory building in all RS zone districts, subject to the 50 percent size restriction outlined in subsection (4)(f) of this section.

(b) In no case shall a detached accessory building be considered attached and therefore part of a primary building if such structural attachment is the form of a breezeway, carport, enclosed hallway, fence, trellis, tunnel, arch, or any other architectural embellishments. An attached accessory structure is a structure built as an integral part of the primary building footprint with a shared common wall/roof with the primary structure.

(e) **Small Lot Accessory Building Exemptions.** For any lot 8,000 square feet or less, a one-story detached accessory building may disregard rear and interior side yard setback requirements if such accessory building is no more than 600 square feet in floor area, is located in the rear 30 percent of the lot or further than 75 feet from the front lot line and is no closer than 12 feet from the centerline of an adjacent alley. Any sized lot with access on a public alley may disregard setback requirements from said alley subject to the conditions listed above pertaining to building size, length, and location. In no event shall an accessory building under the small lot exemptions listed herein have a height greater than 12 feet.

(d) For any RS-zoned lot, a one-story detached accessory building may disregard rear and interior side yard setbacks if such accessory building is no more than 200 square feet in floor area.

(e) **Accessory buildings that exceed the building size, area, length and location standards noted above shall comply with all required yard setbacks.**

(f) **No accessory building shall be larger than 50 percent of the ground floor area of the primary structure on any lot.** The measurement shall be determined by comparing the primary structure's footprint (including all attached accessory structures, such as an attached garage) to the detached accessory structure's footprint. The detached accessory structure may include upper floor-square footage so long as the footprint of the detached accessory building is no larger than the 50 percent maximum defined herein. Upper floor...
detached accessory dwelling-unit maximum size shall be dictated by the size limits defined in PMC 20.20.010(9)(c) and shall be measured separately from the size limits for detached accessory buildings as defined herein.

(g) Upon submittal and approval of an administrative conditional use permit pursuant to Chapter 20.81 PMC, an agricultural-related detached accessory structure (related to an ongoing agricultural use) or any detached accessory structure on a lot greater than one acre may be larger than 50 percent of the ground floor area of the lot’s primary structure. However, in no event shall the proposed square footage of such agricultural-related accessory structure or detached accessory structure on lots greater than one acre exceed 80 percent of the ground floor area of the lot’s primary structure.

Detached Accessory Buildings, quantity permitted. In no case shall a detached accessory building be considered attached and therefore part of a primary building if such structural attachment is the form of a breezeway, carport, enclosed hallway, fence, trellis, tunnel, arch, or any other architectural embellishments. An attached accessory structure is a structure built as an integral part of the primary building footprint with a shared common wall/roof with the primary structure.

(a) On any lot zoned RS-04, RS-06, RS-08, or RS-10, where the subject property is less than or equal to four (4) acres in size, there shall be permitted:

(i) No more than one (1) detached accessory building greater than 200 square feet in size per lot; and,

(ii) No more than one (1) unenclosed detached carport per lot. There shall be no size limit to such carports; and,

(iii) Detached accessory buildings 200 square feet or smaller. There shall be no limit on the number of such buildings per lot.

(b) On any lot zoned RS-04, RS-06, RS-08, or RS-10, where the subject property exceeds four (4) acres in size there shall be permitted:

(i) A maximum of two (2) detached accessory structures over 200 square feet in size per lot; and,

(ii) Unenclosed detached carports of any size. There shall be no limit on the number of carports per lot.

(iii) Detached accessory buildings 200 square feet or smaller. There shall be no limit on the number of such buildings per lot.

(c) On any lot zoned RS-35, there shall be permitted:

(i) Detached accessory structures over 200 square feet in size per lot. There shall be no limit on the number of such buildings per lot.; and,
(ii) Unenclosed detached carports of any size. There shall be no limit on the number of carports per lot.

(iii) Detached accessory buildings 200 square feet or smaller. There shall be no limit on the number of such buildings per lot.

(5) **Detached Accessory Buildings, Size Limits.**

(a) On any RS lot zoned lot, where the subject property is less than or equal to one (1) acre in size, each detached accessory building (excluding unenclosed carports) shall adhere to the following size and height limitations:

(i) No footprint of the detached accessory building may be larger than 50 percent of the footprint of the primary structure on each lot. For the purposes of this section, accessory structures, such as an attached garage, which is attached to a dwelling unit, shall be considered part of the overall primary structure footprint for the purposes of calculating the 50 percent size ratio allowance.

(b) On any RS lot zoned lot, where the subject property exceeds one (1) acre in size, or on any RS zoned lot of any size containing a permitted or on-going agricultural use, each detached accessory building (excluding unenclosed carports) shall adhere to the following size limitations:

(i) No footprint of any one detached accessory building may be larger than 80 percent of the footprint of the primary structure on each lot. For the purposes of this section, accessory structures, such as an attached garage, which is attached to a dwelling unit, shall be considered part of the overall primary structure footprint for the purposes of calculating the 80 percent size ratio allowance.

(5) **Yard Projections.** Every required front, rear and side yard shall be open and unobstructed from the ground to the sky unless otherwise provided:

(a) Fences and walls as specified and limited under this section may project into said front, rear and side yards.

(b) Cornices, sills, eaves projections, fireplace bump-outs and awnings without enclosing walls or screening may project into a required yard but not more than two feet, provided:

(i) The width of any required interior side yard is not reduced to less than two feet, six inches (2'-6"); and

(ii) Any yard abutting a street or alley is not reduced to less than five feet.

(c) Open, unenclosed decks not covered by a roof may project into any required yard, providing however, that said decks are constructed at grade elevation, or in no event, exceed 30 inches above adjoining grade.
(d) Front porches, covered or uncovered, steps, staircases, and ADA accessibility ramps may project into any required yard setback without restriction.

(e) For any RS-zoned lot, all attached or detached accessory buildings, including those buildings 200 square feet or less, shall observe the following:

(i) Any required front yard setback for the applicable zone district; and,

(ii) A minimum five (5) foot rear and interior side yard setback; and,

(iii) A minimum five (5) foot separation between all accessory buildings, and between accessory buildings and primary/Accessory dwelling units; and,

(iv) Any accessory building with access from a public alley shall also be setback 5' from the property line coinciding with the alley boundary line adjoining the property line.

(12) Driveway Setback in RS-04 and RS-06 Zones. A driveway located in front of a garage accessed through the front yard in the RS-04 and RS-06 zones shall not be less than 20 feet in length as measured from the garage to the right-of-way line Reserved.

Section 9. Amendment. Puyallup Municipal Code Chapter 20.21 title is hereby amended to read as follows:

Chapter 20.21
INNOVATIVE HOUSING DEMONSTRATION PROGRAM

COTTAGE HOUSING ORDINANCE

Section 10. Amendment. Puyallup Municipal Code Section 20.21.005 is hereby amended to read as follows:

20.21.005 Intent, and goals.

(1) Purpose. The purpose of this demonstration program is to allow development of a limited number of projects that demonstrate a housing choice not currently available in Puyallup’s neighborhoods, in support of comprehensive plan goals including Land Use Goals IV, VI, VII and VIII and Housing Goal I. The city will use this demonstration program to allow for construction of demonstration projects to evaluate innovative housing in Puyallup. A decision on whether to adopt a permanent innovative housing ordinance will be made upon completion of the construction of the demonstration projects.
(21) Intent. The provisions of this chapter are available as alternatives to the development of typical detached single-family homes. This chapter governs all innovative housing demonstration cottage housing developments. In the event of a conflict between the standards in this chapter and other zoning and development standards in the Puyallup Municipal Code, this chapter shall control. The intent of the innovative housing development regulations is to:

(a) Support the growth management goal of more efficient use of urban residential land;

(b) Support development of diverse housing in accordance with the comprehensive plan;

(c) Increase the variety of housing types available for smaller households;

(d) Provide opportunities for small, detached dwelling units within existing neighborhoods; and

(e) Provide opportunities for creative, diverse and high quality infill development that is compatible with existing neighborhoods.

(32) Goals. The goals of the innovative housing demonstration program cottage housing ordinance and standards are to:

(a) Increase housing supply and the choice of housing styles available in the community in accordance with the comprehensive plan;

(b) Provide for development of housing that responds to changing demographics and smaller-sized households;

(c) Support the efficient use of land and higher density infill in developed areas;

(d) Promote greater choice by encouraging smaller and more diverse home sizes and mixes of income levels;

(e) Promote high quality design; and

(f) Allow flexibility in site and design standards while promoting infill projects compatible with existing single-family developments.

Section 11. **Repealed** Puyallup Municipal Code Section 20.21.010 is hereby removed as follows:

20.21.010 Selection and review process.

The city shall use the following process to review and select innovative housing demonstration projects.
(1) Request for Proposals. The development services department shall draft a notice of call for proposals. The notice shall be published in a newspaper of general circulation, posted on the city’s website, and sent to other entities that the city deems appropriate. There will be an initial 180-day submittal period during which proposals may be submitted to the city.

(2) Pre-Proposal Meeting. Potential applicants are required to schedule a pre-proposal meeting with city staff, prior to submitting a formal proposal, to review with the applicant the requirements for stormwater, roads, open-space, parking, home design, and other project elements.

(3) Proposal Requirements. Following the pre-proposal meeting, the applicant shall submit a complete proposal to development services department, which includes the following:

(a) A completed application form, as provided by the city;

(b) A conceptual site plan of the proposed development;

(c) Conceptual drawings of the proposed innovative houses, including building footprints, elevations, and floor plans;

(d) A description of how the proposed development minimizes adverse impacts to the surrounding neighborhood, which may include factors that were considered during site layout and building selection to enhance the neighborhood and minimize adverse impacts to the surrounding community;

(e) A description of how the proposed development complies with all selection criteria and development standards for an innovative housing demonstration project as described in this chapter;

(f) General information about the site including the number of allowed and proposed dwelling units, parking, open space, building heights, pervious and impervious surface, and low impact development design elements;

(g) Photographs of the site and adjacent properties; and

(h) Any additional information or material deemed necessary by city staff at the pre-proposal meeting.

(4) Innovative Housing Committee. Upon receiving all proposal materials required by subsection (3) of this section, the innovative housing committee ("committee") shall convene to review all submitted proposals. The committee will be comprised of the following members, or as otherwise appointed by the development services director or designee:

(a) Planning commissioner, as appointed by the planning commission chair;
(b) Design review board member who resides within Puyallup city limits, as appointed by the design review board chair;

(c) Planning director or designee;

(d) Engineering services manager or designee; and

(e) One citizen, who resides within Puyallup city limits, as appointed by the mayor and confirmed by the city council.

(5) Proposal Selection Process. Evaluation of the proposals by the committee shall be based on the following selection criteria:

(a) Demonstration that the project has been designed to enhance and minimize adverse impacts to the surrounding community;

(b) Demonstration that the project impacts are substantially equivalent to or less than the adverse impacts expected to be associated with development of conventional housing on the subject property, in regards to parking, building height, building bulk, setbacks, lot coverage, open spaces, screening and aesthetics;

(c) Demonstration that the project will result in a unique cottage-style community that is distinct from typical single-family developments in Puyallup. The development shall incorporate a high level of quality and originality throughout the development including, but not limited to, the following areas:

(i) Site design;

(ii) Architectural design;

(iii) Building materials;

(iv) Open space;

(v) Parking;

(vi) Landscaping; and

(vii) Low impact development design elements;

(d) The proposal provides elements that contribute to a sense of community within the development by including elements such as front entry porches, common open space and common buildings;

(e) The structures proposed for the innovative housing development are diverse in appearance, yet remain connected through use of architectural style, details, color and materials;
(f) Examples of previous developments done by those involved in the project and explanation of related experience; and

(g) Demonstration that the selected site for the innovative housing community supports smart growth techniques by providing accessibility to commercial services, alternative transportation modes and recreational opportunities.

(6) Selection of Proposal(s). All five members of the committee shall be present for a final decision on selecting proposals. From the proposals submitted, the committee may select one demonstration project that demonstrates exceptional design quality and consistency with the selection criteria provided for in this chapter. If the committee does not select a project, the timeline to submit proposals may be extended by the committee in 180-day increments up to a total of three years. Extensions beyond this period require city council approval. The committee’s decision in selecting a proposal for innovative housing development to advance to the formal application phase shall be in writing and shall be the final decision of the city. Following the annual evaluation of this program, outlined in subsection (9)(b) of this section, the council may elect to allow up to two additional demonstration projects to be selected by the committee prior to expiration of the demonstration program.

(7) Neighborhood Meeting. An applicant, whose proposal is selected as a demonstration innovative housing development under this chapter, shall schedule and host a neighborhood vicinity meeting prior to submitting a formal development application. The neighborhood meeting shall comply with the terms and requirements in PMC 20.26.009, except that the notification radius provision in PMC 20.26.009(4) shall be 400 feet.

(8) Permit Process:

(a) Once a proposal has been selected by the committee, the applicant shall have 90 calendar days to submit a formal application to development services. The applicant may request in writing a maximum extension of 90 calendar days, subject to the approval of the development services director or designee.

(b) A formal application shall include the following items:

(i) Narrative on how the project meets all innovative housing development standards similar to the requirements of subsection (3) of this section;

(ii) A completed short plat application per Chapter 19.07 PMC (if applicable);

(iii) A completed preliminary plat application per Chapter 19.08 PMC (if applicable);

(iv) A completed preliminary site plan application per Chapter 20.89 PMC (if applicable); and

(v) An environmental checklist (if applicable).
(9) Sunset-Clause and Program Evaluation.

(a) This chapter and the innovative housing demonstration program shall expire on December 31, 2014. The innovative housing demonstration program may be extended by the city council, adopted as a permanent code, or removed from code on or before the foregoing expiration date. A complete development application and accompanying materials, as provided for in this chapter, that is filed prior to the foregoing expiration date by an applicant whose proposal is selected by the innovative housing committee, will be considered vested under this chapter.

(b) This chapter and the innovative housing demonstration program shall be evaluated annually by staff and the committee and a staff report forwarded to the Planning Commission and city council documenting, describing, and evaluating the results of each project and, if appropriate, making recommendations regarding substantive changes to the Puyallup Municipal Code that can be supported by evidence gathered from the program experience.

Section 12. Amendment. Puyallup Municipal Code Section 20.21.020 is hereby amended to read as follows:

20.21.020 Applicable use zones.

The housing types described in this chapter may only be located in the following zones: RS-04, RS-06, RS-08, RS-10, and RM-10 and CMX. No more than one demonstration project shall be allowed within the RS-10 zone for the entire city.

Section 13. Repealed Puyallup Municipal Code Section 20.21.035 is hereby removed as follows:

20.21.035 Permit process.

(1) Approval Process. All innovative housing developments shall be reviewed and processed according to the procedural requirements of PMC 19.08.110 and 19.08.120, except that notice of the public hearing required under PMC 19.08.110 shall also be sent by the applicant by first class mail to all owners of property as shown on the last available county tax assessor’s roll within 400 feet from the exterior boundaries of the property to which the proposed application will apply. Such notice shall be sent at least 10 days before the public hearing. A certified list of the mailing shall be provided to the city development services director.

(2) Review Criteria. In addition to the criteria established for review of development proposals in PMC 19.08.110 and 19.08.120, the applicant shall demonstrate that:

(a) The proposal is compatible with and is not larger in scale than surrounding development with respect to size of units, building heights, roof forms, setbacks between adjacent buildings and between buildings and perimeter property lines, number of parking spaces, parking location and screening, access and lot coverage.
(b) Any proposed modifications to provisions of this chapter are important to the success of the proposal as an alternative housing project and are necessary to meet the intent of these regulations.

Section 14.  **Amendment.** Puyallup Municipal Code Section 20.25.040 is hereby amended to read as follows:


The following special requirements and performance standards shall apply to properties located in the RM zones:

... (19) Outdoor Lighting. Building-mounted lighting shall be directed away from other residential structures and/or windows as to not create direct illumination, shall be shielded as to avoid glare from exposed bulbs off-site and shall use necessary means to avoid excessive light throw. Light illumination shall not be cast beyond the premises and shall be limited to illumination of surfaces intended for pedestrians or vehicles. Light fixtures shall include all necessary refractors within the housing to direct lighting to areas intended to be illuminated. The director shall retain the right to require a photometric plan to ensure compliance with these standards.

...

Section 15.  **Amendment.** Puyallup Municipal Code Section 20.35.035 (3)(C) is hereby amended to read as follows:

... (3) Outdoor Storage. Outdoor storage as defined in PMC 20.15.005, including merchandise display, equipment and materials storage, and junk and scrap storage, when permitted in the ML and MP zones shall comply with the following requirements:

    (c) Improvement and Maintenance of Outdoor Storage Areas. All outdoor storage areas and access to them shall be paved or otherwise surfaced and maintained so as to eliminate dust or mud. All outdoor storage areas shall be graded and storm drainage facilities installed to collect and dispose of all surface runoff in accordance with city requirements and the most recently adopted version of the stormwater manual.

...

Section 16.  **Amendment.** Puyallup Municipal Code Section 20.55.055 is hereby amended to read as follows:

20.55.055 Improvement and maintenance of parking areas.
No parking area shall obtain access from an unpaved alley or street. All parking areas, including parking spaces, access aisles, and driveways, shall be developed and maintained in the following manner:

(1) Off-street parking areas and pedestrian and vehicular access to them (including unimproved alleys) shall be paved using permeable paving (asphalt, concrete, pavers) in accordance with city standards, unless technical feasibility demonstrates infeasibility and other traditional forms of detention/retention or direct discharge are alternatively permitted, as approved by the City Engineer in accordance with city standards and the stormwater management manual most recently adopted by the city. All paved areas shall be so graded and drained as to dispose of all surface water per the stormwater management standards most recently adopted by the city. The design and improvement of parking areas shall prevent runoff water from draining across public sidewalks or on to abutting properties. The City Engineer shall require oil separation facilities be included in the parking lot drainage system to prevent oil and petroleum products from entering the municipal storm drainage system.

Section 17. Amendment. Puyallup Municipal Code Section 21.20.120 is hereby amended to read as follows:

21.20.120 Park impact fees. 
(1) The impact fees for parks are hereby established as follows:

<table>
<thead>
<tr>
<th>Type of Development and Size of Development</th>
<th>Park Impact Fee</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Less than 500 sq. ft.</td>
<td>$1,560.05</td>
<td>Per residential dwelling unit. Refer to 21.20.120 (2) for accessory dwelling unit impact fee.</td>
</tr>
<tr>
<td>Residential 500 – 999 sq. ft.</td>
<td>$2,313.53</td>
<td>Per residential dwelling unit. Refer to 21.20.120 (2) for accessory dwelling unit impact fee.</td>
</tr>
<tr>
<td>Residential 1,000 – 1,999 sq. ft.</td>
<td>$3,291.31</td>
<td>Per residential dwelling unit</td>
</tr>
<tr>
<td>Type of Development and Size of Development</td>
<td>Park Impact Fee</td>
<td>Unit</td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>----------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>Residential 2,000 or more sq. ft.</td>
<td>$4,017.30</td>
<td>Per residential dwelling unit</td>
</tr>
<tr>
<td>Manufacturing*</td>
<td>$0.87</td>
<td>Per square foot</td>
</tr>
</tbody>
</table>

* This shall include all manufacturing uses as provided for in PMC 20.35.010 or similar manufacturing uses

(2) Impact fees for accessory dwelling units (ADUs) shall be reduced by 80 percent; ADUs less than 500 square feet in size shall pay $312.01 and ADUs between 500 and 900 square feet in size shall pay $462.71.

Section 18. Amendment. Puyallup Municipal Code Section 21.20.130 is hereby amended to read as follows:

21.20.130 Street impact fees. The impact fee schedule for streets shall be calculated using the formula contained within the rate study for impact fees for roads prepared by Henderson, Young & Company, dated November 8, 2007, and shall be assessed at $4,500 per p.m. peak hour trip. Street impact fees for accessory dwelling units shall pay $900; future amendments to the Street Impact Fee shall assess the applicable impact fee at a rate reduced by 80 percent of the full fee assessed for single family dwelling units.

Section 19. Amendment. Puyallup Municipal Code Section 21.20.140 is hereby amended to read as follows:

21.20.140 School impact fee. There is hereby imposed a school impact fee of $3,005 for each dwelling unit; accessory dwelling units shall be reduced by 80 percent, or $601.00 and shall be subject to annual price index increases, as applied below to primary dwelling units. Effective January 1, 2011, and each January 1st thereafter, said fee shall increase in an amount equal to the percentage increase in Consumer Price Index for the Seattle/Tacoma/Bremerton Standard Metropolitan Statistical Area. The most recently published index shall be used to adjust the fee obligation for the following year and each year thereafter. Each year, the adjustment, if any, shall be administratively implemented by the development services director or his designee. The timing for payment of the school impact fee shall be in accordance with the provisions of PMC 21.20.020.

Section 20. Severability. All sections in this ordinance are hereby deemed severable. Any section found invalid or unconstitutional by a court of law with jurisdiction shall not be deemed to invalidate or find unconstitutional other sections in this ordinance.
Section 21. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/ clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 22. Effective Date. This ordinance shall take effect and be in force five (5) days after its passage, approval, and publication as provided by law.

Dated this 13 day of December 2019.

[Signature]
John Palmer
Mayor

APPROVED AS TO FORM:

[Signature]
Joseph N. Beck
City Attorney

ATTEST:

[Signature]
Mary Winter
City Clerk

PUBLISHED: December 13, 2019 – The News Tribune
EFFECTIVE: December 18, 2019