Preliminary
DETERMINATION
OF
NON-SIGNIFICANCE (DNS)

For
Municipal Zoning Code Amendments
Puyallup Municipal Code (PMC) Titles 19, 20 and 21
Case No: P-16-0009

Date of Issuance: February 24, 2016

Location of Proposal: Proposed code amendments will establish regulations and/or standards on a Citywide basis. This is a non-project SEPA determination.

Proponent: City of Puyallup – Development Services Department, Planning Division
333 South Meridian
Puyallup, WA 98371

Lead Agency Responsible Official: Thomas C. Utterback, AICP
Planning Director
City of Puyallup Development Services
333 S. Meridian
Puyallup, WA 98371
(253) 841-5502

City of Puyallup Permits: There is no actual development activity or permits associated with this code amendment work. Future application of this amended procedure will occur on a case-by-case basis through regular City review of permit submittals.
Notes:

1) This finding is based on review of the following documents submitted by the Applicant:
   a) SEPA Checklist/Non-Project Action Checklist, completed by the Planning Division. Dated
      February 10, 2016.
   b) Proposed code amendments have been under review by the Puyallup Planning Commission at
      public study sessions on: September 23, October 28, and December 9, 2015, and January 13,
      January 27, and February 10, 2016. The Planning Commission held a duly noticed public hearing
      on these amendments on February 24, 2016.

2) Public comments;
   a) Mr. Chris Chisholm, received (via email) November 6 and December 10, 2015. Mr. Chisholm
      commented on the proposed amendments to home occupation regulations, specifically relating
      to allowances for non-resident employees, and allowances for produce stands.

3) A summary of the amendments proposed, including key environmental issues addressed and
   associated findings made during the threshold determination process are as follows:
   a) **PMC 19.02 General Provisions; 19.04 Definitions; 19.07 Short Plat Subdivision** – Clean up
      submittal requirements and terminology;
   b) **PMC 19.08 Major Plat Subdivision** – Clarify plat expiration and extensions;
   c) **PMC 19.12 Design Principles, Standards and Specifications** – Clarify design standards related to
      sidewalks, lot layout, and vegetation buffers;
   d) **PMC 20.10 Administrative Responsibilities** – Additions to scope of hearing examiner;
   e) **PMC 20.11 Applications and Records; PMC 20.12 Public Hearings** – Consolidation of noticing
      and public hearing timelines;
   f) **PMC 20.15 Definitions** – Modify and add definitions for assisted living facility, dorm, multi-
      family, commercial recreational use, height, street, floor area, and public meeting;
   g) **PMC 20.20 RS Zones** – Clarify conditional use allowances, performance standards, including
      fences, RV storage, and accessory structures;
   h) **PMC 20.25 RM Zones** – Add definition and minimum density for RM-Core; modified base
      densities for RM-10 and RM-20 for Comp Plan consistency; overhaul density bonus system
      (Note: does not increase max. density levels in zone district);
   i) **PMC 20.26 Design Review Standards** – Cross-reference other existing code sections related to
      setbacks, building entrance design, and vegetation management standards; establish additional
      allowances for design review adjustments;
   j) **PMC 20.28 OP Zones** – Implement site development and building orientation standards;
   k) **PMC 20.30 C Zones** – Clean up building height standards and setback references; modify height
      bonus system (Note: Does not alter max. allowable height);
   l) **PMC 20.35 M Zones** – Clarify business park standards and parking lot landscaping;
m. PMC 20.40 Planned Developments – Establish maximum floor area ratio; allow public park improvement and dedication;

n. PMC 20.43 Med Zone – Implement site development and building orientation standards;

o. PMC 20.55 Parking – Clarify use of alleys;

p. PMC 20.58 Landscaping – Establish regulations addressing retaining walls;

q. PMC 20.60 Signs – Minor clean-ups; consolidation of residential sigh types; overhaul of non-conforming signage;

r. PMC 20.65 Nonconforming Use – Clarify extensions of nonconforming use rights; clarify requirements when redevelopment is proposed;

s. PMC 20.70 Temporary Uses – Add MX zone districts;

t. PMC 20.75 Home Occupations – Establish prohibited business types; clarify allowances within detached structures;

u. PMC 20.80 Conditional Use Permits; 20.81 Administrative Conditional Uses; 20.85 Variance; 20.86 Adjustments; and 20.89 Preliminary Site Plans – Clarify expiration and extension requirements, criteria to grant time extensions; and

v. PMC 21.04 Environmental Policy – Substantive authority; increase categorical exemption for fill/excavation; inadvertent discovery of archeological resources.

These code amendments are mostly procedural in nature and staff does not anticipate probable significant environmental impacts. Proposed amendments related to multi-family density allowances and bonus system, and commercial height allowances, may result in moderate impacts from specific development proposals; however these proposals will be subject to project-specific environmental review at the time of permit application.

**Determination of Non-Significance (DNS)**

Upon review of applicable documentation, the responsible official of the lead agency does not project that any of the proposed code amendments included in this action would be expected to result in a probable significant adverse impact on the environment. Approximately half the proposed amendments simply clarify existing standards or definitions, with virtually no environmental effect anticipated. The remainder of the proposed amendments involve relatively minor changes to miscellaneous development standards, with no measureable environmental impacts projected on a cumulative basis. This determination assumes subsequent case-by-case SEPA review, on a project-specific basis where required, of any development actions/permits which may occur on sites to which these proposed code amendments would apply.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (c). This finding is made pursuant to RCW 43.21C, PMC 21.04.120 and WAC 197-11 after reviewing a completed environmental checklist and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

**Comments**
Comments on this DNS must be submitted within 14 days or by 5:00 p.m. on Tuesday, March 8, 2016, to the Responsible Official at City of Puyallup Development Services Center, 333 South Meridian, Puyallup, WA 98371. Contact Senior Planner Katie Baker, AICP, at (253) 435-3604 or at kbaker@ci.puyallup.wa.us with questions about these code amendments.

**Appeals**

Any person directly affected by this proposal may appeal this DNS by filing a written appeal with the Responsible Official, Tom Utterback, within 10 business days, or by 5:00 pm on Tuesday, March 22, 2016, at the City of Puyallup, 2nd Floor, 333 S. Meridian, Puyallup, 98371. **This preliminary Determination will become final if no appeals are filed by the above referenced appeal period expiration date.** Prior to submittal and payment of the $650.00 appeal fee, consult PMC 21.04.205 regarding SEPA Appeals and contact Senior Planner Katie Baker, AICP at (253) 435-3604 to ask about the appeal procedures. Be prepared to make specific factual reasons, rationale, and/or the basis for the appeal.

**Publication Date:** 2/24/16  
**Notice Published in:** Tacoma News Tribune

Katie Baker, AICP  
Senior Planner

**Date** 2/24/16

Thomas C. Utterback, AICP  
Development Services Director  
City of Puyallup Responsible Official

**Date** 2/23/16

**Attachments:**
SEPA Checklist/Non-Project action supplement