What is the West Hills Neighborhood Plan?

The West Hills Neighborhood Plan (WHNP) is a sub-area plan of the City of Puyallup's Comprehensive Plan that was established in 2001, before large portions of this area were formally annexed into Puyallup.

The WHNP was initially developed to confirm allowable housing densities and address potential impacts that septic systems may have on the Maplewood Springs Watershed. Over the last decade the plan has been helpful to outline the process for utility service extensions and set priorities for development and anticipated growth.

KEY PLAN COMPONENTS

- Residential densities
- Extension of utilities
- Controls for stormwater runoff

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City of Puyallup
Development Services Department
333 S. Meridian
Puyallup, WA 98371

NEIGHBORHOOD OPEN HOUSE

Engaging Our Future

Who:	You & your neighbors
What:	West Hills Neighborhood Plan Update
When:	February 5, 2014, 5:00-7:00pm
Where:	Fruitland Elementary School Gymnasium 1515 S. Fruitland
Why:	See details inside

West Hills Neighborhood Plan - OPEN HOUSE

Potential Changes

The Puyallup Comprehensive Plan is a document that guides long-term neighborhood character and growth for the City. Currently, the City is undertaking a major update to the Comp. Plan. Since the 2001 adoption of the WHNP, the West Hills area has largely been annexed into the City, resulting in this plan being increasingly redundant with other elements of the City's Comprehensive Plan.

One potential change to the Plan includes a revision to the land use map for this area. Currently, the area is designated West Hills Neighborhood Plan (WHNP), which would be replaced with the City's existing Low Density Residential (LDR) designation. Both of these designations are implemented by the City's RS-10 zone (which allows homes on 10,000 sq. ft. lots), therefore **the zoning will remain the same. For example, property development standards including lot size, density, height and setbacks would all remain the same.**

In addition, the replacement of the land use designation would remove the existing West Hills Neighborhood Plan policies from the Comp Plan. As a result, **major policies of the WHNP would be moved to other elements of the Comp Plan**, such as the Utilities, Environment, and the Parks, Recreation, and Open Space Elements.

Please join us for an open house to learn more about these potential changes, the update process, and to provide feedback.

For additional information & links:
www.cityofpuyallup.org/EngagingOurFuture

Unable to attend? For questions or to provide feedback, please contact us by:

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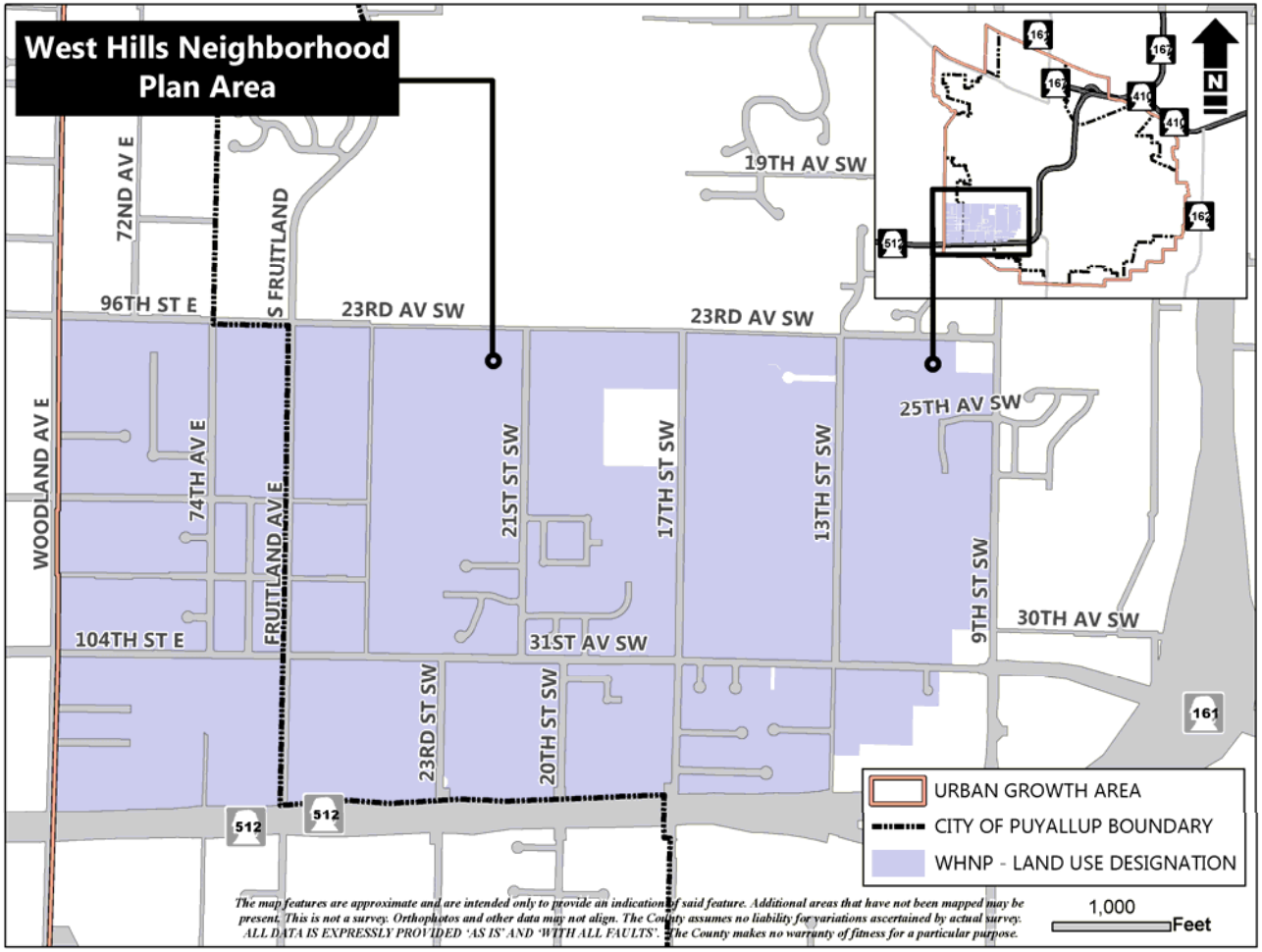
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