ORDINANCE NO. 3052

AN ORDINANCE OF THE CITY OF PUYALLUP, WASHINGTON, amending the City of Puyallup Comprehensive Plan Future Land Use Map and Official Zoning Map.

WHEREAS, on September 19, 1994, the City of Puyallup adopted a Comprehensive Plan by Ordinance No. 2411, in compliance with the Washington State Growth Management Act, which includes a map known as the "Comprehensive Plan Future Land Use Map;" and

WHEREAS, RCW 36.70A.130(4) requires the City of Puyallup to conduct a review of its comprehensive plan and development regulations to ensure the plan and regulations comply with the requirements of the Growth Management Act and make revisions as needed; and

WHEREAS, in 2013, the City has actively solicited public input into the review and update process consistent with RCW 36.70A.130, including newspaper noticing, providing notice on the City's web site and at the Development Services Center, and inviting members of the public to address them with their concerns at their regularly scheduled meetings; and

WHEREAS, in 2013, one privately–initiated request to amend the Future Land Use Map, with associated rezone, for properties within the City corporate limits and City Urban Growth Area was proposed for consideration; and

WHEREAS, in 2013, the applicant posted the site, the City notified all property owners within 500 feet of the map amendment proposed for redesignation and rezoning, and invited members of the public to comment at the Planning Commission Public Hearing; and

WHEREAS, environmental impacts of the Comprehensive Plan and the proposed 2013 amendment to the Plan and Municipal Code were reviewed as follows: 1) a final EIS for the 1994 Comprehensive Plan was issued September 9, 1994; 2) an SEIS Addendum/Adoption was issued September, 2005; 3) a Determination of Non-Significance (DNS) Addendum (to prior City determinations) was issued October, 2008; and 4) a DNS Addendum and supplemental EIS was issued on July 18, 2013, and was circulated for comments to affected tribes and agencies with jurisdiction; and

WHEREAS, pursuant to State Law, proposed year 2013 amendments to the Comprehensive Plan and Zoning Map regulations were received by applicable State agencies and related public entities on July 18, 2013, for a requisite 60-day review period; and

WHEREAS, the City Planning Commission held several study sessions on proposed Comprehensive Plan and Municipal Code amendment and rezone throughout 2013 and then conducted a duly advertised public hearing for oral comments on July 10 and 24, 2013; and

WHEREAS, on July 24, 2013, the City Planning Commission issued its recommendations to the City Council for the proposed Future Land Use map amendment; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF PUYALLUP, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. *Future Land Use/Zoning Map Amendments for property within City.* Amendment to the Future Land Use Map and Official Zoning Map as initiated under the proposed "Map Amendments," and as shown in Attachments "D" attached hereto and incorporated herein by reference, is hereby adopted.

Section 2. *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 3. *Effective Date.* This ordinance shall become effective on January 1, 2014.

DATED this 12th day of November, 2013.

Richard D. Hansen, Mayor

ATTEST:

Brenda Arline, City Clerk

APPROVED AS TO FORM:

Kevin Yamamoto, City Attorney

PUBLISHED: November 20, 2013 – The Puyallup Herald

City Council Findings Regarding Proposed Amendments

Map Amendments

Case No.: P-13-0027 (Van Lierop)

Proposal: Synthesis PLLC, on behalf of Van Lierop Bulb Farm, Inc., proposes a comprehensive plan amendment to convert two parcels west of 33rd Street SE and north of East Pioneer from Business/Industrial Park (B/IP) to Light Manufacturing/Warehousing (LM/W), and from a Business Park (MP) zoning designation to a Limited Manufacturing (ML) designation.

Location: 302 33rd St SE

Findings: The request meets the criteria for designation of LM/W / ML as outlined in the Comprehensive Plan and attached staff analysis. The applicant contends that the redevelopment of the adjacent parcel, already in LM/W land use and ML zoning, would not be economically viable due to the parcel's relatively small size and the high cost of extending the required infrastructure to the site. They identify multiple Comprehensive Plan goals and objectives which demonstrate compatibility of the site in question with the requested industrial land use designation.

The applicant maintains that a change in conditions has occurred since the previous designation in 2008. They note that this includes changes in economic conditions, particularly in relation to industrial and manufacturing uses, as well as completion of major infrastructure to facilitate industrial uses. Additionally, the partial annexation of the Shaw-Pioneer neighborhood in 2012 resulted in fracturing of both the industrial and business park land uses in that area.

Comprehensive Plan Amendment: The privately-initiated Comprehensive Plan amendment findings of PMC Sec. 18.40.071 can be made for this request as follows:

a. the request generally conforms to applicable portions of the Comprehensive Plan, and

b. there have been changed circumstances since original designation of land use, being the partial annexation of the Shaw-Pioneer neighborhood in 2012.

Rezone: The rezone findings under PMC Sec. 20.90.015 can be made for this request as follows:

a. the request generally conforms to applicable portions of the Comprehensive Plan,

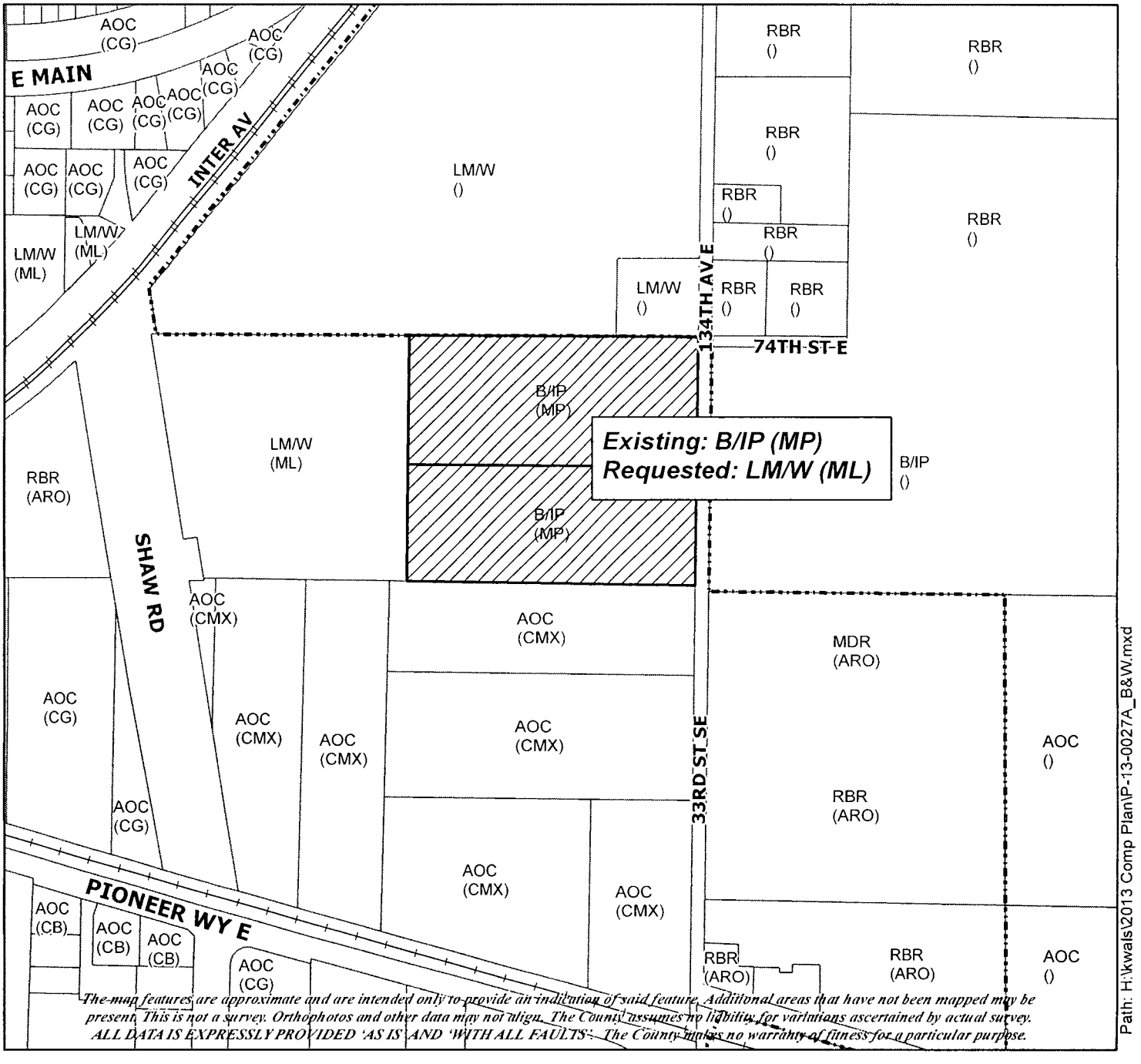
b. the request is consistent with the scope of applicable zone districts,

c. there have been changed circumstances since original adoption of zoning as cited above, and

d. given future site-specific review, conformance with zoning standards and any SEPA mitigation, staff does not find evidence that the request would be contrary to the public health, safety or welfare.

2013 Comprehensive Plan Amendment
302 33rd Street SE - Van Lierop Property

Convert two parcels from their current Comprehensive Plan designation of Business/Industrial Parks (B/IP) with MP zoning to Light Manufacturing/Warehousing (LM/W) with ML zoning.



City of Puyallup
Development Services
Department
Planning Division

Date: 5/14/2013

Future Land Use (Zoning)

- Proposed Amendment Boundary
- City Boundary - Puyallup
- Railroads

*() indicates no city zoning, only city Future Land Use designation. These parcels are located in unincorporated Pierce County, within the City's Urban Growth Area (UGA). County zoning is EC, Employment Center.

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Feet