



# CITY OF PUYALLUP

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## Development Services

333 South Meridian  
Puyallup WA 98371

To: Planning Commission  
From: Chris Beale, AICP, Planning Division  
Re: **Municipal code amendments – 2016**  
Date: February 17, 2016  
*(Public Hearing date: February 24, 2016)*

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### **Introduction**

In September 2015, the Planning Commission began review of various sections of the Puyallup Municipal Code (PMC) identified for possible amendment. These proposed amendments were identified due to consistency with the 2015 Comprehensive Plan update, customer inquiries, feedback from City Council or Planning Commission, and identification by staff to address inconsistencies discovered throughout the day-to-day implementation of the code.

The Planning Commission reviewed these areas of amendment over multiple work sessions held on **September 23, October 28, and December 9, 2015; January 13, January 27, and February 10, 2016**. The following is a brief summary of the code amendment areas which will be considered at the **February 24, 2016** public hearing. Per State law, requisite SEPA environmental review is also being processed for these code amendments; comments on the DNS shall be submitted by 5:00 PM, March 9, 2016.

### **Decision Criteria**

Per PMC 20.91.010, any amendment to Title 20 shall be based on the consistency of said amendment with the goals, objectives and policies of the comprehensive plan. The proposed code amendments are varied, some of which simply deal with clean-up or clarification of current code standards and other more detailed items which will better implement pre-existing policy language in the city's Comprehensive Plan. The following is a brief description of those varied items and an analysis of Comprehensive Plan consistency.

### **Analysis**

#### **Clean-up/clarification items:**

- **PMC 19.02 General Provisions; 19.04 Definitions; 19.07 Short Plat Subdivision** – Clean up submittal requirements and terminology;
- **PMC 19.08 Major Plat Subdivision** – Clarify plat expiration and extensions;
- **PMC 19.12 Design Principles, Standards and Specifications** – Clarify design standards related to sidewalks, lot layout, and vegetation buffers;
- **PMC 20.10 Administrative Responsibilities** – Additions to scope of hearing examiner;
- **PMC 20.11 Applications and Records; PMC 20.12 Public Hearings** – Consolidation of noticing and public hearing timelines;

- **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;
- **PMC 20.20 RS Zones** – Clarify conditional use allowances, performance standards, including fences, RV storage, and accessory structures;
- **PMC 20.28 OP Zones** – Implement site development and building orientation standards;
- **PMC 20.30 C Zones** – Clean up building height standards and setback references; modify height bonus system;
- **PMC 20.35 M Zones** – Clarify business park standards and parking lot landscaping;
- **PMC 20.43 Med Zone** – Implement site development and building orientation standards;
- **PMC 20.55 Parking** – Clarify use of alleys;
- **PMC 20.58 Landscaping** – Establish regulations addressing retaining walls;
- **PMC 20.65 Nonconforming Use** – Clarify extensions of nonconforming use rights; clarify requirements when redevelopment is proposed;
- **PMC 20.70 Temporary Uses** – Add MX zone districts;
- **PMC 20.75 Home Occupations** – Establish prohibited business types; clarify allowances within detached structures; and
- **PMC 20.80 Conditional Use Permits; 20.81 Administrative Conditional Uses; 20.85 Variance; 20.86 Adjustments; and 20.89 Preliminary Site Plans** – Clarify and modify expiration and extension requirements, criteria to grant time extensions.

**Policy Basis:**

**LU - 1 Establish clear and predictable land use permit processes that encourage public input and provide consistent application of regulations.**

**Implementation of Comprehensive Plan Policies**

The following proposed code amendments are more substantive in nature and must be consistent with the goals and policies of the comprehensive plan. The analysis below provides a brief description of each proposed amendment and specific policies from the City Comprehensive Plan that necessitate or support each amendment. Specific code amendment language can be referenced in the attached document.

**Proposed Amendment:**

- **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.

**Policy Basis:**

The City’s Comprehensive Plan contains policies which establish appropriate density levels for every residential zone. In addition, policies encourage establishing incentives that serve to expand the provision of affordable housing.

**LU-12 Designate medium density residential areas in the city, allowing 9-14 dwelling units per acre.**

**LU-13 Designate high density residential areas in the city, allowing 15-22 dwelling units per acre.**

**H-5 Promote the creation and expansion of a variety of housing types and densities affordable to all economic segments of the population of the City.**

H-5.1 Establish market incentives to encourage private sector establishment of affordable housing to all people who work and desire to live in the City.

H-7.5 Promote “green” housing construction methods that support more sustainable, affordable, and healthier home design and landscaping through use of low-toxic materials and better ventilation.

**H - 8 Establish development standards and incentives that strive to increase housing supply, diversity, and affordability, while maintaining transparency to applicants and members of the community.**

H - 8.3 Establish incentives (e.g., bonus densities, parking reductions, flexible design standards, tax incentives) that do not adversely impact the general health, safety and welfare of the public to support and promote of new innovative or affordable housing development.

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**Proposed Amendment:**

- **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.

**Policy Basis:**

The City’s Comprehensive Plan contains policies which

**LU - 16 Plan for flexible commercial and mixed-use areas that serve the community, are attractive, are compatible with adjacent land uses, incorporate pedestrian-scale design, and have long-term economic vitality.**

LU - 16.1 Require designated automobile-oriented commercial areas to maintain a positive functional and aesthetic relationship to the pedestrian oriented commercial area, and encourage developments in such areas to incorporate non-motorized improvements where possible.

LU - 16.6 Develop a comprehensive streetscape program that creates a pleasant walking environment, including sidewalks, street trees, street furniture, wayfinding signage, distinctive paving at intersections, etc.

**CC - 2 Puyallup’s built environment is characterized by high-quality urban design that accommodates a mix of compatible residential, commercial and light industrial uses.**

CC - 2.1 Adopt urban design principles that recognize the unique characteristics of different types of development, including single-family, multi-family, mixed-use, and various types and sizes of commercial and industrial development.

CC - 2.2 Encourage building design that creates distinctive places in the community.

CC - 2.3 Refine design standards so new projects enhance the livability and the aesthetic appeal of the community.

CC - 2.4 Require commercial, mixed-use, and multi-family development to incorporate a variety of public amenities, such as public and pedestrian access, pedestrian-oriented building design, mid-block connections, public spaces, parks and open spaces, community activities, and solar access.

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**Proposed Amendment:**

- **PMC 20.40 Planned Developments** – Establish maximum floor area ratio; allow public park improvement and dedication.

**Policy Basis:**

The City’s Comprehensive Plan contains policies which address standards for planned developments and their compatibility with surrounding neighborhoods. The

LU - 11.3 For planned development subdivisions in low density residential areas, a scaled transition in lot size, floor area ratio, and lot coverages should be provided on lots within planned developments as they abut exterior residential land uses to aid compatibility with the established character of the surrounding neighborhood.

P - 5.1 Provide park and recreation facility improvements commensurate with growth.

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**Proposed Amendment:**

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

**Policy Basis:**

The City’s Comprehensive Plan contains policies which address signage in relation to specific sites and the surrounding neighborhood.

CC - 5.3 Encourage signage to be complementary in scale to the building architecture and site design.

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**Proposed Amendment:**

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

**Policy Basis:**

The City’s Comprehensive Plan contains policies which address preservation of cultural resources.

CC - 7.10 Based on local resource identification, conduct site-specific cultural resource assessments to ensure cultural artifacts are protected.

**Findings**

Based on the above proposal description and analysis, staff finds that the proposed code amendments meet the criteria of PMC 20.91.010 and are consistent with the goals and policies of the comprehensive plan.