



City Council Regular Meeting Agenda

Due to the restrictions related to public gatherings and the Open Public Meetings Act during the COVID-19 pandemic, the council meeting will occur remotely via Zoom and phone access. The meeting can be watched via live streaming on the city website, www.cityofpuyallup.org (Agendas-Minutes-and-Videos page), and listened to via phone. The number to call is: 253-215-8782; Webinar ID: 997 5900 7971 Passcode 237610.

Written comments will be accepted at info@puyallupwa.gov until 5:30 p.m. These comments will be distributed to City Council prior to the meeting. For verbal comments during Citizen Comments, please email your name and the phone number you will use to the email above so that we will identify you correctly during the meeting. Be sure to sign into the Zoom meeting using the phone number, ID number and password above.

Tuesday, December 8, 2020

6:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

1. APPROVAL OF AGENDA

- 1.a Council initiated request - Letter to Pierce County Council re: Tacoma-Pierce County Health Department (Door/Palmer)
[Letter](#)

2. CONSIDERATION OF MINUTES

- 2.a Minutes of October 14 and October 27, 2020
[October 14, 2020 Draft Minutes](#)
[October 27, 2020 Draft Minutes](#)

3. PRESENTATIONS AND PROCLAMATIONS

- 3.a Recognition of the retirement of Information Technology Manager Clay Doolittle
- 3.b City Employee Recognition
- 3.c Presentation: Canyon Road Extension Project

CITIZEN COMMENTS

4. CONSENT AGENDA

- 4.a Accept the City of Puyallup 2020 Emergency Management Performance Grant (EMPG) funds from the Washington State Military Department in the amount of \$22,801.00.
- 4.b Approve an Amendment to the Agreement with BHC Consultants, LLC for design services relating to the Clarks Creek Pump Station Replacement project
- 4.c Approve a contract with Northwest Hydraulic Consultants to implement the City's NPDES Permit Compliance Requirements for the Stormwater Management Action Plan
- 4.d Accept the work done by RS Underground on the 20th Street NW & 12th Avenue NW Water Main Replacement Project as complete
- 4.e Approve the purchase and installation of GameTime outdoor fitness equipment in the amount of \$84,579.96 at Clarks Creek North Park
[Fit Station Info](#)
- 4.f Approve a Resolution updating the City's Fee Schedule
[Resolution](#)
[Exhibit A](#)
- 4.g Approve a contract with HDR Engineering, Inc. for the 2020 Water, Sewer, Stormwater Development Systems Charges Study
- 4.h Approve a contract with VirTra Virtual Training Systems in the amount of \$76,825.67 for Puyallup Police Department training purposes
- 4.i Authorize the City Manager to Finalize and Execute the Annual Contracts Pertaining to City Employee Healthcare Plans
- 4.j Approve a contract with Varius, Inc. for the completion of the Water Risk and Resilience Assessment Plan.
[Scope of Work](#)
- 4.k Approve accounts payable, payroll, and electronic fund transfers of \$5,974,583.87
[Warrant Register](#)

5. **ORDINANCES**

- 5.a First reading of an ordinance amending Puyallup Municipal Code section 14.02.010 Water hydrant use pertaining to deposit and fees
[Ordinance](#)
- 5.b Second reading of an ordinance relating to the 2020 Comprehensive Plan Amendments
[A\(1\) Comp Plan Ordinance 2020](#)
[A\(2\) Comp Plan Ordinance 2020](#)
[B\(1\) Staff Memo 12.08.20](#)
[B\(2\) 2020 Comp Plan Cover Memo 11.10.20](#)
[C\) L-20-0001 Staff Report](#)
[D\) L-20-0002 Staff Report](#)
[E\) L-20-0003 Staff Report](#)
[F\) 2020 Comp Plan Maps](#)

6. RESOLUTIONS

- 6.a Resolution regarding the City of Puyallup and the City of Edgewood representation on
Pierce Transit Board of Commissioners
[Resolution](#)

7. CONSIDERATIONS AND REQUESTS

- 7.a Presentation regarding the 2021 Washington State Legislative Session
- 7.b Proposed 2021 City Council Meeting Calendar
[Proposed 2021 Council Meeting Calendar](#)

8. OTHER BUSINESS

CITY MANAGER'S REPORT

COUNCIL REPORTS

MAYOR'S REPORT

EXECUTIVE SESSION

ADJOURNMENT

The City Council Chambers is wheelchair accessible. Those needing assistance with hearing devices should contact the City Clerk's Office (253-841-5480) the Friday preceding the meeting.



City Council Agenda Item Report

Submitted by: Mary Winter

Submitting Department: City Council

Meeting Date: 12/08/2020

Subject:

Council initiated request - Letter to Pierce County Council re: Tacoma-Pierce County Health Department (Door/Palmer)

Presenter:

Recommendation:

Background:

Council Direction:

Fiscal Impacts:

ATTACHMENTS

- [Letter](#)

December 8th, 2020

Pierce County Council

930 Tacoma Avenue South

Tacoma, WA 98402

Dear Chairman Richardson and Honorable Councilmembers:

The City of Puyallup is aware of a proposal to dissolve the interlocal agreement between the City of Tacoma and Pierce County, which created the Tacoma-Pierce County Health Department. Resolution of this ILA would result in the health department operating solely under the authority of Pierce County. This is a significant decision that affects residents and businesses of Puyallup and all local municipalities in Pierce County. TPCHD has served Pierce County since 1972 and has the public trust. The timing of this proposal is problematic for two reasons. First, to make a change of this nature during a pandemic would undermine public trust while causing disruption and distraction for our health department employees, at a time when we need their full attention on managing the crisis at hand. Second, a justification for this proposal has not been presented, the impacts have not been studied, nor has an opportunity to explore alternatives been provided.

The City of Puyallup values and appreciates the collaboration of regional partnerships and encourages expansion, rather than reduction of these partnerships. Currently local governments are represented on the Board of Health by one seat appointed from Pierce County Cities & Towns. The ability for local government to have input on a board that directly impacts the health and safety of their residents and businesses is essential.

The City of Puyallup respectfully requests that this issue be tabled until after the pandemic and that local government be given the opportunity to assess how this decision will affect their residents and provide comment.

Yours in service,

Due to the Governor's orders related to public gatherings and the Open Public Meetings Act during the COVID-19 pandemic, the council meeting occurred remotely with Councilmember participation occurring by internet and phone access.

**City of Puyallup
City Council Budget Session
October 14, 2020**

COUNCILMEMBERS PRESENT: Mayor Door, Deputy Mayor Palmer, Councilmember Farris, Councilmember Jacobsen, Councilmember Kastama, Councilmember Johnson and Councilmember Witting

APPROVAL OF THE AGENDA

Council Action: A motion was made by Councilmember Johnson and seconded by Councilmember Kastama to approve the agenda. The motion passed 7-0.

AGENDA ITEMS

Follow-up from previous session

City Manager Steve Kirkelie advised that he anticipated having answers to some questions asked by councilmembers during Tuesday's study session at the next meeting.

Lodging Tax Advisory Committee (LTAC)

Mr. Kirkelie reminded council of their role to review the recommendations and either approve or send them back to the committee with recommendations. Any changes would need to fall under the 45-day waiting prior to final adoption guideline.

Mayor Door noted the Committee's efforts during a seven-hour Zoom meeting, to determine recommendations within council's allotted budget amount. She pointed out that some requests were reduced while others did not receive funding. She reviewed the list of requests by organization, noting the amounts requested and the committee's recommended amounts, and pointed out that the hoteliers did not fund the organizations they felt didn't meet the "heads in beds" funding guideline. The Daffodil Festival was funded per council request and the city received requests from Arts Downtown and Rediscover Puyallup as a City Initiated Request.

Councilmembers voiced their thoughts and asked several questions of Mayor Door and Economic Development Manager Meredith Neal regarding the organizations, several of the events and the funding amounts. Throughout the discussion concern was voiced several times over the lack of funding for the Friends of the Riverwalk and reduced funding for local organizations who provide notable community events, and the percentage of LTAC funds designated to two organizations.

The councilmembers opted to send the recommendations back and have the LTAC reconsider the requests for the Friends of the Riverwalk, NW Sinfonietta, Puyallup Historical Society and the Fred Oldfield Center, using a portion of the Chamber of Commerce's Visitor Center request as their funding source.

Rainier Communications Commission, Public, Educational and Government (PEG) Access Fee discussion

City Attorney Joe Beck explained that the Rainier Cable Commission (RCC) is proposing to shift the Capital PEG (Public Education and Government) access fee from \$.25 per subscriber to .375% of gross cable revenues. He introduced Ogden Murphy Wallace Attorney Daniel Kenny (who is assisting him on the new franchise agreement) and RCC/PCTV General Manager Megan Hutton.

Ms. Hutton provided information on the origins of the RCC and Pierce County TV (PCTV) and discussed the many services it provides to its members. She outlined RCC's current fee structure (Dues, Capital PEG and Operational PEG), elaborated on their proposal to shift the Capital and Operations PEG fees from \$.25 per subscriber to .375% of (Comcast) gross revenues, and discussed probable financial impacts.

Mr. Beck shared an optional funding source that would allow the City to include a PEG fee in RCC's forthcoming Comcast Franchise deliberations. Puyallup is the only RCC member who pays this fee from its General Fund. He asked for council's thoughts on four points: should the City support the proposed RCC fee structure change; should the City should seek to include a fee in the Comcast franchise agreement to offset the RCC Capital Peg fee; should the city increase the Comcast Franchise fee of 3.4% of gross cable revenues (up to 5%); and if not, should the city include language in the franchise agreement to allow a future council the ability to change this position during the term of the franchise.

Mr. Beck, Mr. Kenny and Ms. Hutton responded to a multitude of questions by councilmembers regarding the Commission, the history of the PEG Fees, the services provided and the revenues aspect.

Council voiced preference to support the proposed RCC Capital PEG Fee structure change to .375% of gross cable revenues; to include a PEG fee into the Comcast franchise agreement to offset the RCC Capital PEG Fee; and to include language allowing for changes to be made to the franchise during the term of the agreement. Councilmembers did not support the proposed increase to the Comcast franchise fee of 3.4% at this time.

Parks Capital Improvement Plan (CIP)

Parks and Recreation Director Sarah Harris provided a detailed update of parks projects completed in 2020, outlined several general improvements completed as part of Phase 2 of the Puyallup Valley Sports complex (PVSC) Project and noted the completion of several smaller park related projects city-wide. Additionally, Ms. Harris reported on several previously funded projects either in process or expected to carry forward into 2021.

Ms. Harris outlined several smaller projects from the Parks Capital Improvements Plan and asked for council's consideration to include them into the 2021/22 Biennial Budget. The 2021 projects included the Van Lierop Park Playground; Parks Equipment/small projects; WCC work crews and Peach Park playground equipment. The 2022 projects include Skate Park Improvements, Wildwood Park Parking Lot Lighting and irrigation at Veteran's Park. Total cost of all projects is

estimated at \$715,000. She identified the Parks CIP Funding sources and projected the total fund ending balance in 2022 at \$1.66 Million.

Ms. Harris discussed a list of unfunded projects identified within the 2020 PROS Plan for the benefit of council, as projects that could be moved forward as funding allows. The projects included the Puyallup Recreation Center Exterior Repair; Memorial Center renovation; Van Lierop Park Phase 2; Riverwalk Trail Phase 5; a Pump Track; and land acquisition for neighborhood parks in the SE and SW portions of the city. In closing she spoke of the PROS Plan process and of her desire to continue public outreach efforts via survey.

Ms. Harris responded to several questions by councilmembers regarding the trails, the PVSC, the state of the Puyallup Recreation Center (PRC) and the Pump Track proposal. Councilmembers complimented her on the state of the city's parks and expressed excitement over the new PVSC.

Councilmember Kastama was pleased with her idea to align the Memorial Center with the downtown economic development strategy and urged her to continue her public outreach efforts, suggesting that they be expanded and done yearly. Councilmember Johnson suggested the use of LTAC Funds and/or a public private partnership to address the issues with the PRC facility.

CITIZEN COMMENTS

Mr. Chris Chisholm: commented on the proposed budget to maintain General Fund expenditures in 2021 due to the economic uncertainty.

EXECUTIVE SESSION

At 9:35 p.m. Mayor Door and the councilmembers recessed into a sixty-minute executive session to discuss litigation or potential litigation with no action expected.

At 10:30 p.m., the meeting was extended for thirty minutes. The executive session concluded with no action taken and the City Clerk adjourning the meeting at 11:05 p.m.

ADJOURNMENT – 11:05 p.m.

Due to the Governor's orders related to public gatherings and the Open Public Meetings Act during the COVID-19 pandemic, the meeting occurred remotely with Councilmember participation occurring by internet and phone access.

**City of Puyallup
Regular City Council Meeting
October 27, 2020**

COUNCILMEMBERS PRESENT: Mayor Door, Deputy Mayor Palmer, Councilmember Farris, Councilmember Jacobsen, Councilmember Kastama, Councilmember Johnson and Councilmember Witting

APPROVAL OF THE AGENDA

Council Action: A motion was made by Councilmember Johnson and seconded by Deputy Mayor Palmer to approve the agenda. The motion passed 7-0.

CONSIDERATION OF MINUTES

Council Action: A motion was made by Councilmember Jacobsen and seconded by Councilmember Witting to approve the minutes of September 1 and September 15, 2020. The motion passed 7-0.

PRESENTATIONS AND PROCLAMATIONS

Proclamation: Domestic Violence Awareness Month

Mayor Door read the proclamation recognizing October as “Domestic Violence Awareness Month” in the City of Puyallup and noted that the proclamation has been shared with the City’s domestic violence advocate.

CITIZEN COMMENTS

Written comments were accepted by email until 5:30 p.m., on the day of the meeting; the City Clerk stated that she did not receive any comments prior to the meeting.

Verbal comments were accepted during the meeting via Zoom or telephone; one citizen asked to make a comment:

Mr. Chris Chisholm: recognized and discussed the city’s racial equity and diversity efforts.

CONSENT AGENDA

Accept the Horsley House Demolition Project with SkyCorp as substantially complete and begin the one-year warranty period

Approve an interagency agreement with the Washington State Traffic Safety Commission for traffic safety emphasis patrols

Approve the annual renewal of a service agreement with Motorola Solutions, for public safety radio system infrastructure support

Award a contract to Gray and Osborne, Inc., for design services of the City's Toscano Sinkhole Repair Project

Accept CARES Act Reimbursement funds through the Administrative Office of the Courts in the amount of \$18,545.00 for costs incurred due to the COVID-19 pandemic

Accept a grant from Pierce County Human Services in the amount of \$18,000 for emergency response efforts due to the COVID-19 public health emergency

Accept a grant from the Greater Tacoma Community foundation, Pierce County Connected in the amount of \$27,500 as an offset to a scholarship program offered through the Parks & Recreation Puyallup Education and Activities Kamp (PEAK)

Approve an Intergovernmental Purchasing/Procurement Agreement with the Texas Department of Information Resources (TDIR) for the purchase of software and services from Cities Digital, Inc.

Approve accounts payable, payroll and electronic fund transfers of \$7,401,346.06

Council Action: A motion was made by Councilmember Witting and seconded by Councilmember Jacobsen to approve the consent agenda. The motion passed 7-0.

ORDINANCES

First reading of an ordinance extending the temporary Permit Fee Deferral Program adopted by Ordinance 3207 to June 30, 2021

Development/Permitting Services Director Jeff Wilson advised that the temporary Permit Fee Deferral Program expires on December 31, 2020. He proposed an ordinance that would extend the expiration date to June 30, 2021 and include "storm water" into Section 14.10.030(1). He noted that, upon further reflection, storm water SDC's are necessary to support incoming development. He asked that council approve first reading of the ordinance, with the understanding that the storm water reference will be removed prior to second reading.

Mr. Wilson responded to several questions by councilmembers, who supported extending the deferral of permit fees. Councilmember Jacobsen reaffirmed her preference to delay the payment of fees until the point of sale when revenues are collected. Councilmember Johnson suggested having the program be automatic with developers opting-out instead of opting-in.

Council Action: A motion was made by Deputy Mayor Palmer and seconded by Councilmember Johnson to approve first reading of the ordinance. The motion passed 7-0.

First Reading of an ordinance updating Puyallup Municipal Code (PMC) Chapter 21.07, Flood Damage Protection

City Engineer Hans Hunger introduced proposed changes to Puyallup Municipal Code, Chapter 21.07, "Flood Damage Protection." He noted the City's participation in the National Flood Insurance Program, administered by the Federal Emergency Management Agency (FEMA). There are certain requirements that must be met to retain eligibility in the program and the Department of Ecology is responsible to do periodic reviews of the city code to ensure compliance. The updates are of a housekeeping nature with no substantial changes and has been reviewed by staff and the legal department.

Mr. Hunger responded to questions and clarified several points for councilmembers. Of interest was the language referring to raising the site prior to building construction in a flood hazard area and if city code allows for this type of activity; if flood insurance is a requirement; clarification on FEMA's AO and AE areas; and if there is anything in the proposed changes that will raise residents flood insurance premiums.

Council Action: A motion was made by Deputy Mayor Palmer and seconded by Councilmember Johnson to approve first reading of the ordinance. The motion passed 7-0.

OTHER BUSINESS**Consideration of the South Sound Housing Affordability Partners 2021 State legislative priorities Letter**

Deputy Mayor Palmer provided some background on the formation of the South Sound Housing Affordability Partners. He pointed out that their work is ongoing and should be completed shortly. They will present options for cities to work together on affordable housing policies and efforts. He elaborated on four issues identified in the letter: expanding the multi housing tax exemption; providing resources to deal with rent, eviction and foreclosures due to Covid-19; preserve and fund the Housing Trust Fund; and authorizing a local option for graduated Real Estate Excise Tax (REET).

Council voiced their thoughts on and expressed overall support for the content of the letter. Some concern was voiced with the "authorized local option for graduated REET" option and the possibility of any unintentional consequences.

Council Action: A motion was made by Deputy Mayor Palmer and seconded by Councilmember Farris to approve the signing of the South Sound Housing Affordability Partners' State legislative priorities letter. The motion passed 7-0.

CITY MANAGER'S REPORT

Mr. Kirkelie noted that the November 10th meeting agenda includes three public hearings as well as several staff updates. He announced that the utility markings on downtown sidewalks are from the recent gas leak and will be fixed by Puget Sound Energy in the coming week. Additionally,

he recognized staff's efforts to restore the painted daffodils in the downtown at various intersections.

COUNCIL REPORTS

Councilmember Jacobsen voiced appreciation to the public works staff for the daffodil markings on city sidewalks. She invited council to the Puget Sound Regional Council (PSRC) General Assembly Zoom meeting on October 29th to adopt the Vision 20/50 Plan.

Councilmember Witting noted the importance of the PSRC meeting and encouraged councilmembers to attend and advised of his appointment to the Pierce County Regional Council's (PCRC) Growth Management Board. He reported that at the last Rainier Cable Commission meeting, it appears that most cities agree with Puyallup regarding the new model franchise agreement.

Councilmember Johnson spoke to the current state of affairs. He offered hope and encouragement to the community and recognized local churches for their supportive efforts.

Councilmember Farris apologized for her comments made in error last summer about property taxes and political correctness. She voiced her availability should anyone wish to speak with her and talked about Covid-19, the restrictions and the impacts. She spoke of the threat she faces from COVID-19 due to her health conditions and felt that asking people to wear a mask a small request. She recognized several who have supported her during the pandemic and recognized the efforts of the Senior Center in reaching out via Zoom to support seniors.

Deputy Mayor Palmer asked if Pierce County could be invited to share the Canyon Road Extension Project presentation they provided to the City of Fife. The new design will cross over River Road and the river and he thought it might be helpful to staff. He reported that Superior Court has upheld the city's homeless zoning regulations; advised of the city's intent to survey what people think about Puyallup; and discussed the misbelief by young people of their risks of Covid-19.

MAYOR'S REPORT – None

EXECUTIVE SESSION - Collective Bargaining

At 7:48 p.m., Mayor Door and the councilmembers recessed into executive session for approximately thirty minutes to discuss collective bargaining issues with no action expected.

The executive session concluded, no action was taken, and the City Clerk adjourned the meeting at 8:02 p.m.

ADJOURNMENT – 8:02 p.m.



City Council Agenda Item Report

Submitted by: Kirstin Hofmann

Submitting Department: Emergency Management

Meeting Date: 12/08/2020

Subject:

Accept the City of Puyallup 2020 Emergency Management Performance Grant (EMPG) funds from the Washington State Military Department in the amount of \$22,801.00.

Presenter:

Kirstin Hofmann, Emergency Management Director

Recommendation:

Authorize the City Manager to execute a contract, in a form as approved by the City Attorney, accepting 2020 Emergency Management Performance Grant (EMPG) funds from the Washington State Military Department in the amount of \$22,801.00, and amend the budget as appropriate.

Background:

The City of Puyallup, as an independent emergency management organization, is eligible for Emergency Management Performance Grant (EMPG) funds. The U.S. Department of Homeland Security (DHS)/Federal Emergency Management Agency (FEMA) awards these funds to local jurisdictions and tribes with emergency management programs to assist in preparing for all hazards through sustainment and enhancement of their programs. The Washington State Military Department is the recipient of the EMPG funds and the City of Puyallup is a subrecipient of those funds. The City's part-time Emergency Management Coordinator position is supported by these funds.

The full grant contract is available in the City Clerk's Office for review.

Council Direction:

Fiscal Impacts:

ATTACHMENTS



City Council Agenda Item Report

Submitted by: Michelle Gehring

Submitting Department: Engineering

Meeting Date: 12/08/2020

Subject:

Approve an Amendment to the Agreement with BHC Consultants, LLC for design services relating to the Clarks Creek Pump Station Replacement project

Presenter:

Hans Hunger, P.E.; City Engineer

Recommendation:

Authorize the City Manager to execute an Additional Services Agreement, in a form as approved by the City Attorney, with BHC Consultants, LLC for final design services relating to the Clarks Creek Pump Station Replacement Project in the amount of \$182,248

Background:

The Clarks Creek Sanitary Sewer Pump Station is located at 1702 12th Avenue SW. The pump station is nearing the end of its useful service life.

BHC Consultants will be providing additional design services in progressing the Clarks Creek Pump Station Replacement project from the preliminary design phase to final design and construction bid document production. Additional work from BHC will also include permitting assistance and developing pump station standard construction details.

This supplement is an addition to the original Agreement with BHC Consultants, LLC for preliminary design services which was approved by Council at the April 28, 2020, Council meeting. The original amount of that agreement was \$119,636.00. This Supplement Agreement will add an additional \$182,248.00 of fees to the overall design services agreement.

Council Direction:

Fiscal Impacts:

Total Budgeted Amount (2020 Sewer Fund): \$640,000.00; Original Contract Amount: \$119,636.00; Supplement Agreement Amount: \$182,248.00; Total Agreement: \$301,884.00 Amount:

ATTACHMENTS

- [BHC_Amendment 1_w SOW.pdf](#)
- [BHC_PS Contract_EX.pdf](#)



City Council Agenda Item Report

Submitted by: Michelle Gehring

Submitting Department: Engineering

Meeting Date: 12/08/2020

Subject:

Approve a contract with Northwest Hydraulic Consultants to implement the City's NPDES Permit Compliance Requirements for the Stormwater Management Action Plan

Presenter:

Hans Hunger, City Engineer

Recommendation:

Authorize the City Manager to approve a contract, in a form as approved by the City Attorney, with Northwest Hydraulic Consultants (NHC), in the amount of \$191,343.00 to implement the City's NPDES Permit Compliance Requirements for the Stormwater Management Action Planning.

Background:

In August 2020, the City advertised a Request for Qualifications for the Management Action Plan, which is part of the Municipal Stormwater Permit (NPDES Permit). On September 18th, 2020 the City received four Statements of Qualifications, with Northwest Hydraulic Consultants (NHC) being selected for the project.

NHC will provide consulting services that will include planning and engineering services for tasks associated with the Stormwater Management Action Planning (SMAP). They will also work in project management and coordination. This will also include aiding in the data analysis collection, a targeted flow monitoring and hydrologic model evaluation, and the hydrologic modeling.

The estimated cost of this project is \$191,343.00 and will be paid with Stormwater funds.

Council Direction:

Fiscal Impacts:

Total Contract Amount: \$191,343.00 paid from the Stormwater funds.

ATTACHMENTS



City Council Agenda Item Report

Submitted by: Michelle Gehring

Submitting Department: Engineering

Meeting Date: 12/08/2020

Subject:

Accept the work done by RS Underground on the 20th Street NW & 12th Avenue NW Water Main Replacement Project as complete

Presenter:

Hans Hunger, P.E.; City Engineer

Recommendation:

Accept the work completed by RS Underground on the 20th Street NW & 12th Avenue NW Water Main Replacement Project as complete and begin the one year warranty period.

Background:

The 20th Street NW & 12th Avenue NW Water Main Replacement project was awarded to RS Underground, Inc. by the City Council at the April 28th, 2020 meeting. The City issued the notice to proceed and work began in June 2020.

This project replaced approximately 1,000 ft. of an existing water main line pipe beneath portions of 20th Street NW, 18th Street NW, and 12th Avenue NW with an 8-inch ductile iron pipe, installation of a fire hydrant, replacement of existing water services and the installation of ADA ramps.

The original contract amount with contingency for this project for a \$385,247.42. The final contract amount came to \$304,296.07. This project concluded on time and under budget.

Council Direction:

Fiscal Impacts:

This was paid out of the 2019 Water department budget.

ATTACHMENTS



City Council Agenda Item Report

Submitted by: Sarah Harris

Submitting Department: Parks, Recreation and Facilities

Meeting Date: 12/08/2020

Subject:

Approve the purchase and installation of GameTime outdoor fitness equipment in the amount of \$84,579.96 at Clarks Creek North Park

Presenter:

Sarah Harris, Parks & Recreation Director

Recommendation:

Authorize the City Manager to execute purchase documents, in a form as approved by the City Attorney, to purchase and install outdoor fitness equipment as designed by GameTime, in the amount of \$84,579.96 .

Background:

The National Recreation and Park Association (NRPA) has awarded grants for municipal parks to increase access to play and physical activity, as well as support sustainable solutions through park improvements. This work is made possible through support from Niagara Cares, the philanthropic arm of Niagara Bottling. The four cities receiving the grants include Allentown, Pennsylvania; Mesa, Arizona; Temple, Texas and Puyallup, Washington.

The grant will be utilized to replace the outdated outdoor fitness equipment at Clarks Creek North Park. The project will provide an updated fitness facility to serve all ages. The Fit Station will provide a well-rounded workout featuring opportunities for users to train for aerobic fitness, muscle fitness, core, balance and flexibility. The grant will cover the cost for removing the existing equipment, installation of the new Fit Station, and new surfacing.

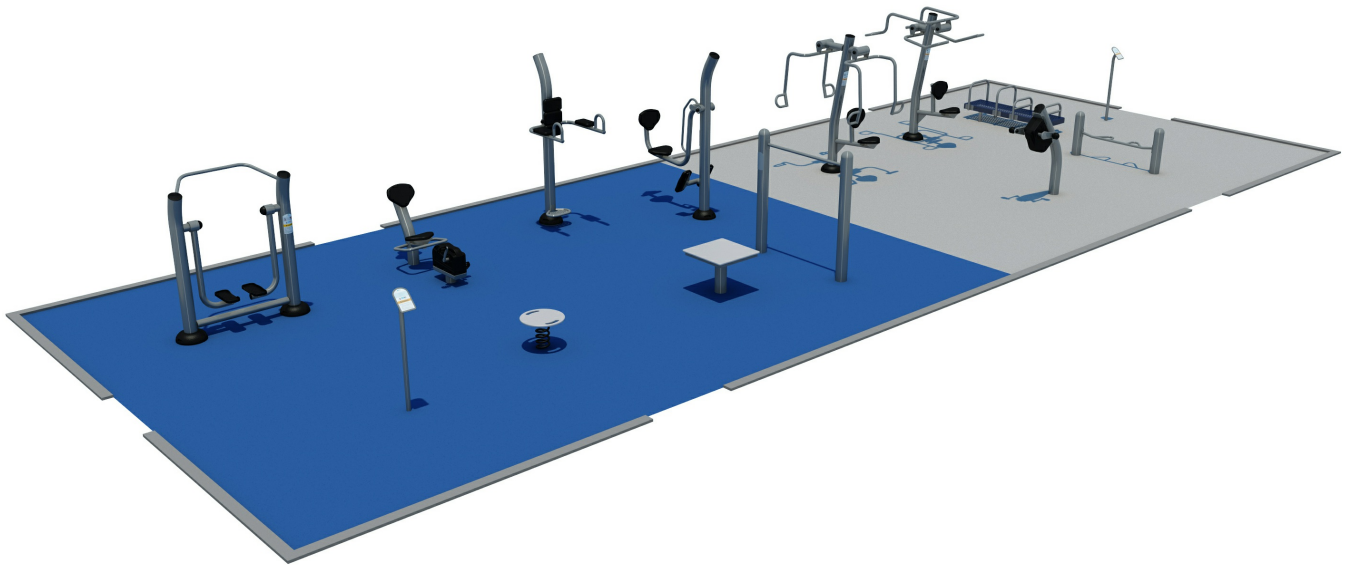
Council Direction:

Fiscal Impacts:

This project is funded by a \$85,000 grant received from the National Recreation and Parks Association and Niagara Bottling Company.

ATTACHMENTS

- [Fit Station Info](#)



Designed to qualify as a National Demonstration Site, Fit Station aligns with recommendations for a well-rounded workout featuring opportunities for users to train Aerobic Fitness, Muscle Fitness, Core, Balance & Flexibility. Also features accessible equipment to allow users of all abilities to exercise together. Available for in-ground or surface mount installations.

Features and Benefits:

- Designed to meet National Demonstration Site requirements
- Includes accessible equipment options
- Constructed of durable, recyclable materials and backed by the industry's leading warranty

Model: FT19001
Use Zone: 53'2" X 20'
Age Group: 13+ Years

Limited Lifetime Warranty on uprights, hardware and connections. Visit [gametime.com/warranty](https://www.gametime.com/warranty) for full warranty information



Designing award-winning playgrounds since 1929.



Certified Installer Network - GameTime trained for GameTime playgrounds.



Complies with ASTM standards before it leaves the factory.



City Council Agenda Item Report

Submitted by: Mary Winter

Submitting Department: City Clerk's Office

Meeting Date: 12/08/2020

Subject:

Approve a Resolution updating the City's Fee Schedule

Presenter:

Mary Winter, City Clerk's Office

Recommendation:

Approve a resolution authorizing and directing the City Clerk to incorporate revisions into the fee schedule.

Background:

The City's Fee Schedule is reviewed annually to ensure that various fees and charges assessed by the City are appropriate and accurately reflect operational costs. Several changes are proposed to revise certain fees for Administrative Services, by the City Clerk's Office, Development and Permitting Services, Parks & Recreation, Puyallup Police Department, and Public Works

Council Direction:

Fiscal Impacts:

ATTACHMENTS

- [Resolution](#)
- [Exhibit A](#)

RESOLUTION NO. _____

A RESOLUTION of the City Council of the City of Puyallup, Washington, revising certain fees charged for Administrative Services, by the City Clerk's Office, Development and Permitting Services, Parks and Recreation, Puyallup Police Department, and Public Works

WHEREAS, the City Council has previously adopted a City of Puyallup Fee Schedule ("Fee Schedule"); and

WHEREAS, Puyallup Municipal Code 1.13.020 provides that City Council may add new fees and charges or change existing fees and charges by resolution; and

WHEREAS, periodic review and revision of various fees and charges is necessary to ensure they accurately reflect operational costs associated with the City facilities and to ensure consistent fees and charges are used throughout the City for identical services such as copying of documents; and

WHEREAS, RCW 42.56.120 related to public records fees was amended in the 2017 legislative session to allow the recoupment of additional fees and costs related to public records; and

WHEREAS, in 2017, the Washington State Legislature amended Chapter 42.56 of the RCW s stating an agency need not calculate the actual costs it charges for providing public records if the agency has rules or regulations declaring the reasons for doing so would be unduly burdensome; and

WHEREAS, the City of Puyallup has not determined the actual cost of copying public records because funds were not appropriated to perform a comprehensive study to determine actual copying costs, and the City lacks the necessary staff resources to conduct such study and conducting such a study would interfere with the City's other essential agency functions, the city wishes to use the statutory default copy fee schedule set forth in RCW 42.56.120.

NOW, THEREFORE, the City Council of the City of Puyallup, Washington, does hereby resolve as follows:

Section 1. The City of Puyallup Fee Schedule attached hereto as Exhibit "A" is hereby amended as attached to revise certain fees charged for Administrative Services, by the City Clerk's Office, Development and Permitting Services, Parks and Recreation, Puyallup Police Department, and Public Works

Section 2. The City Clerk is authorized and directed to incorporate all of these revisions as approved into the Fee Schedule. Such fees and charges shall be effective January 1, 2021.

ADOPTED by the City Council of the City of Puyallup, Washington on the 8th day of December 2020.

Julie L.B. Door
Mayor

ATTEST:

Brenda Fritsvold
City Clerk

APPROVED AS TO FORM:

Joseph N. Beck
City Attorney

City of Puyallup

Schedule of Fees and Charges

Effective January 1, 2021



ADMINISTRATIVE FEES	
	COST PER EACH
Audio Compact Disc (CD) or Digital Video disc (DVD)	\$2.00
Non-sufficient check fee/credit card return fee/stopped check fee	\$20.00
Copies – per page	\$0.15
Reusable flash drive (1 GB or 2 GB)	\$2.50
City of Puyallup Municipal Code Book or Comprehensive Plan	Actual cost from Code Publishing
Copy of City's Comprehensive Plan	\$75.00
Employment application fees	Dependent upon cost of testing
Council packet subscription fee -monthly	\$20.00
Special Event application fee	\$80.00
Late fees for special event applications (Res. 2253)	\$25.00-75.00

CITY CLERK'S OFFICE	
Non-certified photo copies of public records (up to 11" x 17")	\$0.15/pg
Scanned public records (converting record(s) from paper to into an electronic format	\$.10/pg
Electronic files or attachments uploaded to email, cloud-based storage service or other means of electronic delivery	\$.05 per 4 electronic Files
Transmission of public records in an electronic format	\$0.10/gigabyte
Digital Storage Media or Device (CD, DVD, Flash Drive or other media)	Actual Cost
Container or Envelope used to mail copies to requestor and postage	Actual Cost of postage
Outsourced copies of scans of records (outside vendors may be used for unusual formats and large quantities)	Actual Cost
Customized Services (data compilations or customized electronic access)	Actual Cost
Note: Charges can be combined if more than one type of charge applies.	

DEVELOPMENT SERVICES AND PUBLIC WORKS DEPARTMENTS	
Clearing, Grading and Filling:	
Plan Review Fee	
Clearing only	\$70.00
0-50 cubic yards	\$130.00
51-100 cubic yards	\$240.00
101-1,000 cubic yards	\$510.00
1,001-10,000 cubic yards	\$760.00
10,001-100,000 cubic yards	\$1,000.00
100,001 cubic yards and up	\$1,240.00
Permit Fee	\$190.00
Insepection Fee 3% of the total cost of the project as calculated on the Engineering Division Cost Estimate Form	
Commercial/Multi-Family Projects:	
Site plan review or binding site plan review	
Small projects (less than 10,000 square feet new structural area or 20,000 square feet total affected site development area)	\$690.00
Medium projects (10,000 – 19,999 square feet new structural area or 20,000 – 39,999 square feet total affected site development area)	\$1,250.00
Large projects (20,000 square feet or greater new structural area or 40,000 square feet or greater total affected site development area)	\$1,890.00
Engineering plan review fee (plus an additional per hour rate in excess of 5 hours as outlined in Note 1.)	\$470.00
Engineering permit fee	\$300.00
Inspection fee (commercial/multi-family)	
Overtime Inspection Fee per hour	*Note 1
Overtime plan review fee (plus an additional per hour rate in excess of 4 hours, as outlined in Note 1.	\$870.00
As-built review fee	\$200.00
City Standards for Public Works Engineering and Construction Manual	\$230.00
In the event of major applicant-initiated changes to site plans received during the Development Review Team phase (i.e. prior to submittal of subsequent civil or building permits) which have already undergone at least one round of staff review & comment letter issuance, the City will charge the applicant 50% of the original project base application fee prior to acceptance of any additional re-submittals. “Major applicant-initiated changes” refers to project revisions over-and-above those changes made in direct response to prior staff comments/conditions which will themselves necessitate additional hours of staff review time. For applicant-initiated changes to previously-recorded Binding Site Plans (not involving a Boundary Line Revision) which necessitate additional hours of staff review time, the City will also charge the applicant 50% of the original project base application fee prior to acceptance of the request.	
Planning Division Final Building Permit Review Fee:	

Small projects (less than 10,000 square feet new structural area or 20,000 square feet total affected site development area)	\$30.00
Medium projects (10,000 – 19,999 square feet new structural area or 20,000 – 39,999 square feet total affected site development area)	\$60.00
Large projects (20,000 square feet or greater new structural area or 40,000 square feet or greater total affected site development area)	\$120.00
NOTE: These fees are in addition to any applicable Building Division or Engineering Division permit fees.)	
Development Services Final Landscape Plan Review Fee:	
Small projects (less than 10,000 square feet new structural area or 20,000 square feet total affected site development area)	\$90.00
Medium projects (10,000 – 19,999 square feet new structural area or 20,000 – 39,999 square feet total affected site development area)	\$180.00
Large projects (20,000 square feet or greater new structural area or 40,000 square feet or greater total affected site development area)	\$300.00
NOTE: Final landscape fees apply to all projects, e.g., conditional use permits, site plans, plats, with	
Administrative Adjustment:	
Application fee	\$300.00
Appeal fee	\$570.00
(plus an additional \$60.00 for each additional development standard adjustment request)	
Administrative Conditional Use Permit:	
Application Fee	\$300.00
Appeal Fee	\$570.00
Annexation	
10% petition review	\$400.00
Appellate Hearing Examiner Review of Hearing Examiner Decision:	
Application Fee	\$1,040.00 + transcript fees
Boundary Line Revision	
Application fee	\$130.00
Application fee for requests involving three or more original lots	\$240.00
Development Services Staff Time:	
Standard hourly rate as outlined in Note 1. (For purposes of calculating pro-rata permit fee reimbursement and other miscellaneous staff work items as established in Code). *Note 1	
Certificate of Appropriateness:	\$130.00
Companion Cases	
Whenever any of the following combination of cases are submitted for a single development project, applicants shall pay the full amount for the higher permit fee and one-half of the amount of the lower permit fee:	
Comprehensive Plan Amendment/Rezone	
Rezone/Preliminary Plat	
Rezone/Preliminary Site Plan	
CUP/Variance	
Shoreline Development Permit or Shoreline CUP/Shoreline Variance	

Comprehensive Plan Amendment Application Fee (text or map change)	\$1,080.00
Conditional Use Application Fees:	
Small projects (less than 10,000 square feet new structural area or 20,000 square feet total affected site development area)	\$880.00
Medium projects (10,000 – 19,999 square feet new structural area or 20,000 – 39,999 square feet total affected site development area)	\$1,440.00
Large projects (20,000 square feet or greater new structural area or 40,000 square feet or greater total affected site development area)	\$2,080.00
In the event of major applicant-initiated changes to site plans received during the Development Review Team phase (i.e. prior to submittal of subsequent civil or building permits) which have already undergone at least one round of staff review & comment letter issuance, the City will charge the applicant 50% of the original project base application fee prior to acceptance of any additional re-submittals. “Major applicant-initiated changes” refers to project revisions over-and-above those changes made in direct response to prior staff comments/conditions which will themselves necessitate additional hours of staff review time.	
Construction permit – off-site (fees included with major plat, commercial, industrial, multi-family project permits)	
Engineering plan review fee water/sewer/storm extension (Plus an additional per hour rate in excess of 5 hours, as outlined in Note 1.)	\$360.00
Concrete work	\$130.00
Public Utilities	\$110.00
Permit fee	\$80.00
Open Cut Charge	\$70.00
Inspection fee -- 3% of the total cost of the project as calculated on the Engineering Division Cost Estimate Form	
Tree removal authorization from right-of-way	\$50.00
Critical Area Review	\$160.00 *Note 2
Design Review (Downtown or MX Zones):	
Small projects: Awnings only	\$65.00
Medium projects: Façade changes to existing structure	\$130.00
Large projects: New buildings	\$260.00
Development Agreement	\$780.00
Environmentally Critical Area Decision/Determination Appeal	\$570.00
Environmental Review (SEPA) Checklist:	
Checklist submitted with accompanying planning permits	\$250.00
Checklist submitted without accompanying planning permits	\$570.00
Surcharge for checklist requiring Traffic Impact Analysis or Critical Area Report	\$160.00 each

Environmental Impact Statement	10% of consultant contract
SEPA appeals	\$650.00
Written notice of SEPA exemption	\$130.00
Hearing Examiner Reconsiderations:	
Application Fee	\$500.00
Hearing Examiner Appeal Fee, General	\$570.00
Franchise/Master Permit Deposit:	\$10,000.00
Heritage Tree Listing (could be added to existing Historic Register Listing)	\$50.00
Historic Register – request for listing	\$50.00
Home Occupation:	
Application fee	\$140.00
Appeal	\$570.00
Annual renewal fee	\$12.00
House Moving Fees:	
Within the city	\$230.00
Inspection fee per hour– General Engineering	*Note 1
Innovative Sign Review	\$300.00
Latecomer's fees:	
Administration fee per application fee plus 4% of fees collected	\$2,600
Lot Combination:	
Application fee	\$130.00
Application fee for requests involving three or more original lots	\$240.00
Local Improvement District (LID) Segregation:	
Application fee (2-4 lots)	\$120.00
Application fee (5 or more lots)	\$240.00
Major Plat (Preliminary):	
Application fee	\$1,500.00 base fee +\$50.00 per lot
Major Plat (Final):	
Planning Division processing fee	\$180.00
Engineering plan review fee	\$470.00
(Plus an additional per hour rate in excess of 5 hours, as outlined in Note 1)	
Permit fee	\$1,370.00

Inspection fee	3% of the total cost of the project as calculated on the Engineering Division Cost Estimate Form
In the event of major applicant-initiated changes to site plans received during the Development Review Team phase (i.e. prior to submittal of subsequent civil or building permits) which have already undergone at least one round of staff review & comment letter issuance, the City will charge the applicant 50% of the original project base application fee prior to acceptance of any additional re-submittals. "Major applicant-initiated changes" refers to project revisions over-and-above those changes made in direct response to prior staff comments/conditions which will themselves necessitate additional hours of staff review time.	
Map Creation Fee Per Hour	*Note 1
Plan Set Copies – Large format documents: Copied by Vendor	Market Price
Large format copies / prints (exceeding 11" x 17")	
Color	\$12.00
Black/White	\$9.00
Pre-annexation Utility Extension:	
Application fee (NOTE: If new development/re-development is being reviewed as a part of the utility extension request, a separate size-based fee shall be collected using the preliminary site plan fee list.)	\$410.00
Public Works Variance (per item)	\$250.00
Release of Easements (per parcel)	\$100.00
Rezone/Code Amendment:	
Application fee	\$1,080.00
Right-of-Way Vacation:	
Application fee	\$1,370.00
Final processing fee	\$780.00
Right-of-Way, Pierce County:	
Class A permit application fee	\$100.00
Class B permit application fee	\$100.00
Class C permit application fee	\$150.00
Sanitary sewer availability letters (per parcel)	
	\$40.00
Sanitary sewer cap inspection for demolition (per side sewer)	
	\$30.00

Sanitary sewer utility pre-treatment review (per tenant)	\$50.00
Sanitary sewer service connection:	
Permit fee (tap and on-site inspection)	\$280.00
Permit fee (on-site inspection only)	\$170.00
Permit fee (on-site repair only)	\$30.00
Sewer VACTOR Service 3 hr minimum	\$253.00/hour
Sewer CCTV (lateral) 2 hr minimum	\$93.00/hour
Sewer CCTV (main) 3 hr minimum	\$318.00/hour
Shoreline substantial development permits/shoreline conditional use permits:	
Small projects (less than 10,000 square feet new structural area or 20,000 square feet total affected site development area)	\$880.00
Medium projects (10,000-19,999 square feet new structural area or 20,000-39,999 square feet total affected site development area)	\$1,440.00
Large projects (20,000 square feet or greater new structural area or 40,000 square feet or greater total affected site development area) In the event of major applicant-initiated changes to site plans received during the Development Review Team phase (i.e. prior to submittal of subsequent civil or building permits) which have already undergone at least one round of staff review & comment letter issuance, the City will charge the applicant 50% of the original project base application fee prior to acceptance of any additional re-submittals. "Major applicant-initiated changes" refers to project revisions over-and-above those changes made in direct response to prior staff comments/conditions which will themselves necessitate additional hours of staff review time.	\$2,080.00
Shoreline variance	\$820.00
Exemption application fee	\$120.00
Short Plat:	
Application fee	\$690.00
Appeal fee	\$570.00
Modification fee	\$345.00
For applicant-initiated changes to previously-recorded Short Plats (not involving a Boundary Line Revision) which necessitate additional hours of staff review time, the City will also charge the applicant 50% of the original project base application fee prior to acceptance of the request.	
Sign Installation:	
30" Stop Sign - High Intensity	\$120.00
36" Yield Sign - High Intensity	\$105.00
36" Warning Sign	\$140.00
30" Dead End Sign	\$120.00

12" x 18" No Parking Sign	\$90.00
30" x 6" Double Face Street Sign (4" Legend)	\$110.00
38" x 8" Double Face Street Sign (6" Legend)	\$120.00
60" x 12" One Face Street Sign (8" Legend)	\$235.00
Small Cell: Fees charged per small cell site	
Not in ROW	
Attached to PSE Pole	\$195.00
Attached to City Pole	\$260.00
Attached to Building/Structure	\$325.00
In ROW	
Attached to PSE Pole	\$528.00
Attached to City Pole	\$593.00
Attached to Building/Structure	\$658.00
Special Tax Valuation (Historic, Open Space, Residential, Ag.):	
Application fee	\$780.00
Temporary use	
Application fee	\$130.00
Time extension (e.g., preliminary plat, shoreline, conditional use, preliminary site plan, binding site plan)	
Application fee for administrative extensions	\$120.00
Application fee for Hearing Examiner extensions	\$530.00
Traffic Control	
Plan review fee	\$40.00
Permit fee	\$50.00
Tree Removal from Right-of-Way – See “Construction Permit – Off Site”:	
Variance (subject to Hearing Examiner review)	
Application fee	\$770.00
Water hydrant use	
Application processing fee (non-refundable)	\$50.00
3/4-inch meter refundable deposit	\$300.00
three-inch meter refundable deposit	\$1,200.00
Water availability letters	\$40.00
per parcel	
Water fire flow tests	\$400.00
per hydrant	
Water main shut down (plus \$10.00 per tag)	\$134.00
per event	
Water service removal for demolition (at meter)	\$82.00
per meter	
Water service removal for demolition (at main)	\$982.00
per meter	
Water turn off/turn on	\$70.00
Water Meter Installations:	

Meter Size	Meter Set Only	Tapping Charges Meter Set & Service Line
5/8"	\$500.00	\$2,638.00
1"	\$618.00	\$2,826.00
1 ½"	\$948.00	\$4,291.00
2"	\$1,289.00	\$4,759.00
Water Meter Test Deposit:		
Meter Size	Deposit	
1' or smaller	\$35.00	
1 ½ " – 2 ½"	\$70.00	
3" or larger	\$200.00	
Zoning Code Interpretation		
Application fee	\$120.00	
Zoning Verification letter	\$130.00	
*NOTE 1: Hourly rates will be charged using the current billable rates as set forth in the City of Puyallup "Development Services Department Cost of Service Analysis."		
*NOTE 2: Plus Consultant fee		

EMERGENCY MANAGEMENT		
CERT Training		
	Current	Proposed
Community Emergency Response Team, per person	\$25.00	

POLICE DEPARTMENT

False Alarm Claims

First and second response to premises at which no other false alarm has occurred within the preceding six months	None
Third response to premises within six months	\$50.00
Fourth response to a premise within six months after such third response, and for all succeeding responses within six months of the last response.	\$100.00
Traffic Collision Reports (Free to Involved Parties Only) – flat fee	\$5.00 to \$6.50
General Police Incident Reports (copies) – per page	0.15
Compact Disc (CD) or Digital Video Disc (DVD) – per CD/DVD	\$2.00 to \$5.00
Color copies/pictures – per page	0.25 to 0.15
Concealed pistol licenses	Fees set by Washington State
CPL card lamination	\$3.00
Finger prints – non-criminal	\$10.00
Records check – non-criminal justice agency	\$5.00
Per day jail rate for housing prisoners	Fees set by Washington State

MUNICIPAL COURT		
	Current	Proposed
Duplication of electronic records (CD or USB)	\$20.00	
Paper Copy – from electronic format	.25 page	
Photocopy of paper document	.50 page	
Certified Copy of first page per instrument	\$5.00	
Each Additional Page	\$1.00	
Postage	Actual Cost	
Appeals (Preparation and Tapes)	\$40.00	
Clerk's Services (per hour or portion of an hour)	\$20.00	

PARKS AND RECREATION				
Recreation Facility Fees:	Current	Proposed		
Daily Use Pass	\$5.00			
Racquetball	\$11.00			
Racquetball (youth)	\$6.00			
Challenge Racquetball	\$4.50			
Wallyball	\$11.00			
Billiards/ping pong/foosball, etc.	\$2.00/hour			
Community garden plots	\$15.00-\$18.75			
Open Gym (2:00-4:00 p.m, Mon – Fri)	\$2.00			
Room Rentals:	Resident		Non-Resident	
	Current	Proposed	Current	Proposed
PRC Gym	\$46.00/hour		\$55.00/hour	
PRC 1/2 gym	\$24.00/hr		\$29.00/hr	
Centennial Room	\$24.00/hr		\$29.00/hr	
Conference Room	\$24.00/hr		\$29.00/hr	
MC gym	\$61.00/hr		\$77.00/hr	
MC Room 200	\$39.00/hour		\$44.00/hour	
Punch Passes	Resident		Non-Resident	
	Current	Proposed	Current	Proposed
Racquetball pass - 10 visits	\$90.00		\$95.00	
Daily Use pass 12 Visits	\$50.00		\$48.00	
Wallyball pass - 10 visits	\$90.00		\$95.00	
Limited Pass Program:	Annual		Semi-Annual	
(an additional 20% discount will be applied to all annual memberships purchased in January)				

	Resident	Non-Resident	Resident	Non-Resident
Family	\$540.00	\$648.00	\$288.00	\$346.00
Individual	\$270.00	\$324.00	\$144.00	\$173.00
Sr. Citizen	\$198.00	\$243.00	\$106.00	\$130.00
	Quarterly		Monthly	
	Resident	Non-Resident	Resident	Non-Resident
Family	\$153.00	\$184.00	\$60.00	\$72.00
Individual	\$78.00	\$92.00	\$30.00	\$36.00
Sr. Citizen	\$56.00	\$69.00	\$22.00	\$27.00
City of Puyallup Businesses-Employee Plan:	Monthly	Quarterly	Semi-Annual	Annual
10-19 employees	\$25.00	\$64.00	\$120.00	\$225.00
20+ employees	\$22.00	\$56.00	\$106.00	\$198.00
Park Usage Fees:				
Commercial special event permit fee	\$200.00			
Non-profit special event permit fee	\$100.00			
Park Shelter Reservation Fees:				
	Resident	Non-Resident		
Wildwood Park				
K1	\$50.00	\$60.00		
K2	\$50.00	\$60.00		
K3	\$50.00	\$60.00		
K4	\$50.00	\$60.00		
K5	\$50.00	\$60.00		
K6	\$30.00	\$40.00		
K7	\$50.00	\$60.00		
K8 Gazebo	\$50.00	\$60.00		
Tee Pee	\$30.00	\$40.00		
K9 Girl Scout area	\$65.00	\$80.00		
K10 Campfire	\$65.00	\$80.00		
K11 Cabin	\$50.00	\$60.00		
Multiple site day camp programs		\$2.00 per camper		
Bradley Lake Park	\$80.00	\$100.00		

Clark's Creek South	\$50.00	\$60.00		
DeCoursey Park	\$50.00	\$60.00		
Ball Field Rental Fees: (Local Parks, excludes Puyallup Valley Sports Center)				
Clarks Creek North, Bradley #1, #2 and Rainier Woods Ballfields		Resident		Non-Resident
	Current	Proposed	Current	Proposed
Game Rates and Practice:				
Youth	\$24.00/ hour per field	\$30/hr per field	\$29.00/hour	
Adults	\$24.00/hour per field	\$30/hr per field	\$38.00 hour	
Puyallup Valley Sports Center Baseball/Softball Fields Game Rates & Practice: ▪ Note: 2 hour minimum charge for all rentals				
	\$45.00/hr per field			
Puyallup Valley Sports Center Multi-Purpose Fields Game Rates & Practice: ▪ Note: 2 hour minimum charge for all rentals				
	\$45.00/hr per field			
Additional Charges—All Fields	Current	Proposed		
Game preparation	\$35.00 each prep			
Lights	\$15.00/ hour per field			
Portable mounds	\$30.00 per day			
Tournament Rates:				
PSVC Tournament Rate – 8 hour minimum (Baseball/Softball Fields)		\$30.00 per hour per field		

Local Parks Tournament Rate – 8 hour minimum (Multi-Purpose Fields)		\$45.00 per hour per field		
Local Parks Tournament Rate – 8 hour minimum	\$15.00 per hour per field	\$20.00 per hour per field		
Sports Program Fees:		Resident	Non-Resident	
	Current	Proposed	Current	Proposed
Baseball - Boys 13-16	\$1,400		\$1,540	
Baseball - Boys 10-12	\$1,200		\$1,320	
Minors/Majors	\$78.00		\$93.00	
Coach Pitch	\$57.00		\$68.00	
T-Ball	\$57.00		\$68.00	
Girls 10U	\$78.00		\$93.00	
Girls 12U	\$78.00		\$93.00	
Girls Fast Pitch 12U	\$610.00		\$675.00	
Girls Fast Pitch 14U	\$680.00		\$750.00	
Summer Basketball	\$480.00		\$530.00	
Indoor Soccer	\$55.00		\$66.00	
Flag Football	\$55.00		\$66.00	
Winter Basketball				
Grades K-4	\$60.00		\$72.00	
Grades 5-12	\$70.00		\$84.00	
Sunday Select	\$600.00		\$660.00	
Preschool Indoor Soccer	\$40.00		\$48.00	
Adult Sports:		Resident	Non-Resident	
	Current	Proposed	Current	Proposed
Adult Spring Season Softball	\$755.00		\$830.00	
Thursday League (12 games)	\$755.00		\$830.00	
Sunday League (12 games)	\$560.00		\$670.00	
Adult Basketball - Men's	\$600.00		\$660.00	
Adult Fall Volleyball	\$250.00		\$275.00	
Adult Winter Basketball - Men's	\$745.00		\$815.00	
Adult Winter Volleyball - Coed	\$250.00		\$275.00	

Adult Summer Softball Mon-Thurs leagues (12 games)	\$755.00		\$830.00	
Adult Spring Volleyball	\$190.00		\$210.00	
Recreation Class, Workshop and Special Event Fees:	Resident		Non-Resident	
	Current	Proposed	Current	Proposed
Daddy Daughter Dance	\$25.00		\$25.00	
Additional Daughter	\$10.00		\$10.00	
Mother Son Date Night	\$20.00		\$20.00	
Hot Spot	Free		Free	
Hoop Shoot	Free		Free	
Spring Eggstravaganza	.25/ticket		.25/ticket	
Parks Appreciation Day	Free		Free	
Pitch, Hit and Run	Free		Free	
Outdoor Cinema Series	Free		Free	
Community Campout	\$20/tent		\$20/tent	
Concerts in the Park	Free		Free	
Mid-Summer Carnival	.25/ticket		.25/ticket	
Halloween Carnival	Free		Free	
Food Truck Frenzy	\$200.00 per truck		\$200.00 per truck	
Christmas Cookies with Mrs. Claus	\$12.00		\$12.00	
Breakfast with Santa (Ages 2 and under free)	N/A		N/A	
Teen/Adult	\$15.00		\$15.00	
Children 3-12	8		8	
Youth Classes:	Resident		Non-Resident	
	Current	Proposed	Current	Proposed
Indoor Mini Park	\$2.00	N/A	\$3.00	
Pre-Ballet	\$35.00		\$42.00	
Ballet 1	\$35.00		\$42.00	
Cheer	\$49.00	N/A	\$59.00	
Arts for Kids	\$107.00		\$128.00	
Pre-Engineering with Lego	\$172.00		\$206.00	
Mommy/Daddy and Me Soccer	\$86.00		\$103.00	
Tot Soccer	\$86.00		\$103.00	
Pre-Soccer	\$86.00		\$103.00	

Soccer Skillz and Scrimmages	\$86.00		\$103.00	
Tennis	\$49.00		\$59.00	
Engineering for kids	\$125.00		\$125.00	\$140
Minecraft Engineering	\$99.00		\$99.00	\$110
Ski & Snow Board Lessons	\$186.00		\$186.00	N/A
Puyallup Basketball Training Center	\$120.00		\$100.00	\$135
Basketball Skills Camp	\$50.00		\$50.00	\$60
Basketball Skills Clinic	\$30.00		\$30.00	\$35
Camps:				
		Resident	Non-Resident	
	Current	Proposed	Current	Proposed
Little Kid's Camp (3-5 year old)	\$65.00		\$75.00	
Camp Yougottawanna	\$150.00	\$160.00	\$175.00	\$185.00
Skyhawks Sports Camps	\$99.00		\$119.00	
STEM w/ Lego	\$132.00		\$158.00	
Art for Kids Camp	\$99.00		\$119.00	
Engineering for Kids Camp (younger kids)	\$150.00		\$150.00	
Engineering for Kids Camp (older kids)	\$169.00		\$169.00	
Cheer Camp	\$45.00		\$55.00	
Dance Camp	\$35.00		\$42.00	
Counselor In-Training Program	\$25.00		\$25.00	
Toddler's Campus Preschool:				
		Resident	Non-Resident	
	Current	Proposed	Current	Proposed
Pre-School (Ages 3-4)	\$95.00		\$110.00	
Pre-Kindergarten	\$120.00		\$145.00	
Teen Classes:				
		Resident	Non-Resident	
	Current	Proposed	Current	Proposed
Super Sitters Babysitting	\$60.00		\$72.00	
Safe at Home	\$30.00		\$36.00	
Adult Classes:				
		Resident	Non-Resident	
	Current	Proposed	Current	Proposed
Retirement Planning	\$49.00		\$59.00	
Tennis	\$49.00		\$59.00	
Tai Chi	\$20.00		\$20.00	

PUYALLUP ACTIVITY CENTER

Multipurpose Room:

Fridays, Saturdays, Sundays and holidays (2-hour minimum – First 2 hours) Includes kitchen and set up \$100.00/hr

Additional event hours \$80.00/hr

Monday – Thursday (2-hour minimum) \$50.00/hr

Includes kitchen and set up

Additional event hours \$50.00/hr

Renter Set Up Hours \$50.00/hr

Class Rooms:

Class Room Rentals (2 hour minimum)

Monday-Thursday \$30.00/hr

Friday-Sunday \$35.00/hr

Kitchen (kitchen only rental) \$40.00/hr

Damage Deposit - per use (refundable):

Class Room \$150.00

Multi-Purpose Room \$300.00

Rental (with alcohol) \$500.00

City of Puyallup/Puyallup School District

Class Room \$25.00

Multipurpose Room (Monday-Thursday uses only) \$50.00

Commercial Use Negotiated

Event Late Charge \$150.00/hr

Cleaning Fee \$60.00/hr

In the event that extra staffing is required to adequately supervise the facility and event, the renter will be charged \$20.00 per hour, per additional staff member. This decision will be at the discretion of the Parks and Recreation Director or their designee. Events serving alcohol will be charged \$20.00 per hour for required additional staff.

AVAILABILITY

5:00 p.m. to 10:00 p.m. Monday through Friday

8:00 a.m. to 10:00 p.m. on Saturday and Sunday

Music and/or any loud activity is required to be discontinued by 10:00 p.m. At the discretion of the Parks and Recreation Director, the rental time may extend beyond 10:00 p.m. but no later than 11:00 p.m.

Fees and Availability are subject to change.

The Puyallup Activity Center is not available for rental on Thanksgiving, Christmas, New Year's Eve, New Year's Day and Easter.

PIONEER PARK PAVILION	
Saturdays & Holidays (6 hours) (6 hour minimum) includes set-up	\$2,000.00
Additional hours (event or set-up)	\$100.00/hour
Friday (6 hours) (6 hour minimum) includes set-up	\$1,800.00
Additional hours (event or set-up)	\$100.00/hour
Sunday (5 hours) (5 hour minimum) includes set-up	\$1,400.00
Additional hours (event or set-up)	\$100.00/hour
Mon-Thurs (eventing after 4:00 p.m.) (4 hours) includes set-up	\$850.00
Additional hours (event or set-up)	\$100.00/hour
Mon-Thurs (day use before 4:00 p.m.) (4 hours) includes set-up	\$500.00
Additional hours (event or set-up)	\$100.00/hour
Full Day Rental:	
Monday – Thursday (8:00 a.m. – 11:00 p.m.)	\$1,500.00
Friday (8:00 a.m. – 1:00 a.m.)	\$2,500.00
Saturday (8:00 a.m. – 1:00 a.m.)	\$2,700.00
Sundays (8:00 a.m. – 11:00 p.m.)	\$2,200.00
Rehearsal Hours (if available) (can be scheduled if available, 2 weeks prior to event)	\$40.00/hr
Damage Deposit per use (refundable) no alcohol	\$250.00
with alcohol	\$500.00
Additional Staff Member (larger events) currently \$20/hr	\$25.00/hr
Stage (9-4'x8' sections available)	\$25/4 sections or less
Stage – Full	\$50
Pipe and Drape (@100'available)	\$50 set-up fee
Rental Rates for Table Linens:	
Tablecloths (85"x85") for round tables	\$8.00 each
Tablecloths (54"x120") for rectangular tables	\$8.00 each
Tablecloths (54"x54") overlay	\$3.00 each
Napkins	\$.25 each

Internet service fee	Included
Consecutive Day Rentals: If a user group rents the Pavilion for 4 consecutive days or more, they will receive a 20% discount on rental fees.	
CITY OF PUYALLUP DEPARTMENTS & PUYALLUP SCHOOL DISTRICT WEEKDAY RENTAL RATES - Monday – Thursday, if available (based on interlocal agreement with P.S.D.)	
Monday – Thursday: (for staffing)	\$50.00 per hour
(We require 1 hour prior to event to set up and one 1 hour after event to tear down which will be billed to the City or the School District Group using facility)	
In the event that extra staffing is required to adequately supervise the facility and event, the renter will be charged \$25.00 per hour per additional staff member. This decision will be at the discretion of the Parks and Recreation Administrator or the Pioneer Park Pavilion Manager.	
AVAILABILITY: **Fees and Availability are subject to change**	
8:00 a.m. to 1:00 a.m. on Friday and Saturday	
8:00 a.m. to 11:00 p.m. on Sunday through Thursday	
(Earlier hours may be requested to accommodate an early morning event)	
<i>During the Farmer's Market Season (mid-April through mid-October), Saturdays will only be available from 4:00 p.m. to 1:00 a.m.</i>	
<i>NOTE: The Pavilion is not available for rental on Thanksgiving Day, Christmas Day, New Year's Eve, New Year's Day and Easter.</i>	
** If the event requires security, it must be provided by an off-duty Puyallup Police Officer and all cost for the security will be paid by the renter. The renter must arrange security for their event with the Pavilion Manager.	
<u>Approximate cost for security is \$83.00 per hour per officer.</u>	

WOODBINE CEMETERY		
(Charges do not include tax)		
Property Costs:		
	Proposed fee	Current fee
Section A, B, C, D, E	\$1,800.00	\$1,300.00
Section E double depth (Flat markers)	\$3,000.00	
Section F, I and J (Flat Markers Only)		\$1,800.00
Section H (Raised Marker Section) None left at this time		\$3,000.00
Section K (Family Niches-Limit of 8 niches, each additional \$200.00)		\$1,700.00
Extended Land Use (For additional cremation burial(s) on a plot)		\$650.00
Baby Section:		
All single graves		\$300.00
Niches: (for cremated remains – Includes niche, open/close, inscription, and service set-up)		
Section C (New Niche Wall price varies by location)		\$2,495-2,795*
Section L		\$2,395*
Urn Garden: (for cremated remains an flat headstones only)		
Section G single grave, 3' x 3'		\$650.00
Concrete Liners/Vaults: (Concrete liners or vaults are required in all graves)		
Infant and child grave liners/vaults		\$250.00-\$500.00*
Adult grave liners		\$550.00*
Adult oversize grave liners		\$650.00*
Vaults (Price varies by selection)		\$1,325-1,525*
Cremation Vault		\$260.00*
Cremation Burial Urn		\$260.00*
Opening and Closing Charges:		
Adult standard grave liner		\$950.00
Adult standard grave		\$1,100.00
Infant and child grave		\$300.00
Cremation burial		\$400.00
Lawn crypts		\$1,100.00

Graveside Service set-up		\$225.00
In addition:		
Weekday overtime fee for services provided after 3:00 p.m. is \$130 per hour		
Saturday burials (except holiday weekends) shall have an extra \$500 charge and must be in the cemetery by 1:00 p.m.		
No Sunday burials		
Burials on holidays and holiday weekends shall have an extra \$700 charge		
Disinterments:		
Adult standard grave (liner installation)	\$2,225.00	\$1,990.00
Adult standard grave (vault installation)	\$2,500.00	\$2,265.00
Infant and child grave		\$760.00
Cremation disinterment		\$570.00
Urn Niche	\$400.00	
Urn Burial	\$650.00	
Lawn crypts (top)		\$1,990.00
Lawn crypts (bottom)		\$4,640.00
Memory Wall Tile Inscription	\$295-\$395	
Memorial Marker Setting Charges/Inscription Charges:		
Marker Setting		\$245.00-900.00*
Final Inscription/Reset of existing flush marker		\$275.00*
Flower permavase (zinc)		\$100.00*
Cemetery vase for use in another vase block		\$75.00*
Replacement vase insert		\$60.00*
Bud vase (niche wall)		\$125.00*
Other Charges:		
NSF Check	\$30.00	
Genealogy search		\$50.00
Administrative Fee	\$25.00	
Title transfer		\$50.00
Outside Marker Administrative Fee	\$200.00	
*Tax: Washington State sales tax must be added to all columbarium packages, concrete liners, vases,		

Resolution No. 1272 (effective 01/01/96) combined prior individual depa

The following are amending resolutions:

Resolution No. 1308, effective 05/20/96
Resolution No. 1325, effective 08/19/96
Resolution No. 1385, effective 05/05/97
Resolution No. 1425, effective 11/03/97
Resolution No. 1442, effective 01/05/98
Resolution No. 1531, effective 02/01/99
Resolution No. 1541, effective 03/01/99
Resolution No. 1611, effective 12/20/99
Resolution No. 1644, effective 08/07/00
Resolution No. 1659, effective 12/18/00
Resolution No. 1672, effective 03/05/01
Resolution No. 1687, effective 07/02/01
Resolution No. 1723, effective 02/25/02
Resolution No. 1728, effective 04/15/02
Resolution No. 1736, effective 06/22/02
Resolution No. 1760, effective 11/04/02
Resolution No. 1763, effective 01/01/03
Resolution No. 1788, effective 05/03/03
Resolution No. 1791, effective 05/19/03
Resolution No. 1805, effective 08/04/03
Resolution No. 1848, effective 02/03/04
Resolution No. 1888, effective 10/04/04
Resolution No. 1907, effective 11/15/04
Resolution No. 1976, effective 11/07/05
Resolution No. 1978, effective 11/07/2005
Resolution No. 2012, effective 09/19/2006
Resolution No. 2032, effective 03/19/2007
Resolution No. 2098, effective 06/03/2008
Resolution No. 2141, effective 01/01/2010
Resolution No. 2159, effective 10/01/2010
Resolution Nos. 2229 and 2234, effective 6/01/2013
Resolution No. 2253, effective 5/06/2014
Resolution No. 2273, effective 2/01/2015
Resolution No. 2344, effective 2/1/2018
Resolution No. 2367, effective 4/1/2019
Resolution No. 2392, effective 1/1/2020
Resolution No. , effective 1/1/2021



City Council Agenda Item Report

Submitted by: Michelle Gehring
Submitting Department: Engineering
Meeting Date: 12/08/2020

Subject:

Approve a contract with HDR Engineering, Inc. for the 2020 Water, Sewer, Stormwater Development Systems Charges Study

Presenter:

Hans Hunger, City Engineer

Recommendation:

Authorize the City Manager to sign a contract, in a form as approved by the City Attorney, with HDR Engineering, Inc., in the amount of \$242,320.00, for the 2020 Water, Sewer, and Stormwater Development Systems Charge Study.

Background:

The City of Puyallup currently has 11,369 water and sewer accounts; the City's water, sewer and stormwater programs are primarily funded by enterprise funds which are comprised of utility rates from existing rate payers as well as system development charges leveled by the City on new private developments. The scope of this project will provide both a utility rate study report and a utility system development charges report.

The rate study will provide an executive summary as well as a detailed analysis of the following three major elements: 1) a Revenue Requirement Analysis; 2) a Cost of Service Analysis; and 3) a Rate Design Analysis. The proposed rates will offset annual Operations and Maintenance costs as well as provide revenue for future capital projects. The study will also evaluate the options for adjusting future system development fees for the City's water, sewer and stormwater systems in order to provide revenue to provide funding for 'critical infrastructure' for a projected 6-yr period.

In July 2020, the City advertised for a Request for Qualifications and received three statements. HDR Engineering, Inc. has been selected as the engineering firm for this project. Tasks that will be provided by HDR will include:

- Initial data request and review
- Performance benchmarking
- Review of financial and rate setting policies
- Revenue requirement analysis
- Cost of Service analysis

- Rate study written report and project meetings

Funding for this project is being split between Water, Storm, and Sewer funds.

Council Direction:

Fiscal Impacts:

Contract Award: \$242,320.00. This will be split between the 2020 Sewer, Storm, and Water budgeted funds.

ATTACHMENTS



City Council Agenda Item Report

Submitted by: Nichole McNiven

Submitting Department: Police Department

Meeting Date: 12/08/2020

Subject:

Approve a contract with VirTra Virtual Training Systems in the amount of \$76,825.67 for Puyallup Police Department training purposes

Presenter:

Chief of Police, Scott Engle

Recommendation:

Authorize the City Manager to sign a contract with VirTra Training Systems, in a form as approved by the City Attorney, to provide the Puyallup Police Department access to police simulation training equipment and training.

Background:

Training and the use of technology are key to meeting the ever-increasing demands on law enforcement officers. Based on the needs assessment, the Puyallup Police Department has developed a framework in which to improve and enhance our current officer training program in consideration of the major impacts on police training due to the pandemic. The Police Department plans to augment the current training curriculum with the VirTra-Virtual Interactive Training System.

VirTra provides a full line of realistic firearms training and judgmental use-of-force training simulations. VirTra is designed to challenge an officer's ability to function in high stress, rapidly evolving situations. The training combines visual, auditory and physical experiences ultimately resulting in improved reactions, enhanced communication skills and honed critical decision-making abilities. The VirTra system will allow the Department to author scenarios. This is especially pertinent given that several high target areas for potential active shooter, domestic terrorism and weapons of mass destruction are within our jurisdiction. The use of the VirTra System will result in an estimated increase of 240 hours of additional officer training annually department-wide.

Implementation of the training program provides the Department with an opportunity for community engagement. A strong relationship of trust between our officers and community members is vital. VirTra will be utilized as a training component for our Citizens' Academy, area business leaders, local government officials and Independent Investigation Team citizen representatives. Firsthand experience from a variety of scenarios will help participants to

understand the process involved with de-escalation, responding to service calls and the split-second decision making that officers face each day. Education is key to understanding that community support of law enforcement is essential to public safety.

Council Direction:

Fiscal Impacts:

\$76,825.67 approved in the 2020 budget

ATTACHMENTS

- [VIRTRA Product and Services Agreement 2020 \(Final\).docx](#)
- [Puyallup PD VirTra Virtual Training system - Capital Purchase.pdf](#)
- [Virtra Certificate of Liability.pdf](#)



City Council Agenda Item Report

Submitted by: Katie Ortega

Submitting Department: Human Resources

Meeting Date: 12/08/2020

Subject:

Authorize the City Manager to Finalize and Execute the Annual Contracts Pertaining to City Employee Healthcare Plans

Presenter:

Katie Ortega, Human Resources Director

Recommendation:

Authorize the City Manager to finalize negotiations and execute contracts, in a form as approved by the City Attorney, for the 2021 Healthcare Plans.

Background:

The contracts listed below expire on December 31, 2020. With Council approval, contract negotiations for the listed services will be finalized following the December 8, 2020 Council meeting. The City's 2021 Recommended Budget includes appropriations sufficient to cover the anticipated costs. These agreements are presented to Council on an annual basis. Per State law, the City may not eliminate stop loss insurance without prior approval from the State Risk Manager and funding to the full actuarial liability.

1. Healthcare Management Administrators, in an amount not to exceed \$224,000 for medical and prescription drug third-party administrative services, and
2. USI Insurance Services, in an amount not to exceed \$45,000 for brokerage services and benefit plan management, and
3. Washington Dental Services, in an amount not to exceed \$60,000 for third-party dental administrative services and payment of claims, and
4. Vision Service Plan, in an amount not to exceed \$30,000 for third-party administrative services and payment of claims, and
5. Sun Life, in an amount not to exceed \$900,000 for excess insurance coverage (stop loss) premium for the City's self-insured medical and prescription drug programs, and
6. Lincoln Financial, in an amount not to exceed \$84,000, for Long Term Disability (LTD), Supplemental Life and Basic Accidental Death and Dismemberment (AD&D) insurance third-party administrative services, and
7. Midwest Employers Casualty Company, in an amount not to exceed \$70,000 for excess insurance for workers compensation and payment of claims through the City's third party administrator.

Council Direction:

Fiscal Impacts:

ATTACHMENTS



City Council Agenda Item Report

Submitted by: Michelle Gehring
Submitting Department: Engineering
Meeting Date: 12/08/2020

Subject:

Approve a contract with Varius, Inc. for the completion of the Water Risk and Resilience Assessment Plan.

Presenter:

Hans Hunger, City Engineer

Recommendation:

Authorize the City Manager to sign a contract, in a form as approved by the City Attorney, with Varius, Inc., in the amount of \$68,000.00 for the Risk and Resilience Assessment (RRA) Plan.

Background:

The City is required by the Environmental Protection Agency to certify completion of the RRA by June 30, 2021 and thereafter certify completion of an updated Emergency Response Plan within six months. The scope of the project includes obtaining Risk and Resiliency Certification and Emergency Response Plan Certification.

The RRA requires an “all hazards” risk approach including malevolent act and natural hazards. The RRA needs to evaluate all the critical assets of the water utility including transmission and distribution mains, source water, storage, pumping systems, SCADA systems (cybersecurity), etc. It also needs to evaluate the: 1) monitoring practices of the utility; 2) financial infrastructure; 3) use, storage, and handling of various chemicals; and 4) operation and maintenance of the water system.

The City received Statements of Proposals on October 1, 2020 and selected Varius, Inc. as the firm for this project.

Funding for this project will be paid from the 2020 Water funds budget.

Council Direction:

Fiscal Impacts:

Awarded Contract Amount: \$68,000.00. This is being paid out of the 2020 Water department funds.

ATTACHMENTS

- [Scope of Work](#)

CITY OF Puyallup
2020/2021 EMERGENCY RESPONSE PLAN UPDATE
Phase 1 – Risk and Resilience Assessment
Phase 2 – Emergency Response Plan
Exhibit A – Scope of Work

November 2020 (for services through 2021)

The **America's Water Infrastructure Act of 2018 (AWIA)** requires all water utilities serving over 3,300 customers to develop or update a Risk and Resiliency Assessment (RRA) and an Emergency Response Plan (ERP). The law identifies specific components that must be included in the RRA and ERP and establishes deadlines by which the water system must certify completion of those documents to the United States Environmental Protection Agency (EPA). The City of Puyallup (City) will need to complete and certify the RRA portion of the AWIA mandate by June 30th, 2021 and will need to complete and certify the ERP portion of the mandate by December 30th, 2021. The City will then need to recertify the RRA and ERP every five years.

Phase 1 of this project, the RRA, requires an “all hazards” risk approach including malevolent acts and natural hazards. The RRA needs to evaluate all the critical assets of the water utility including transmission and distribution mains, source water, storage, pumping systems, SCADA system (cyber security), etc. It also needs to evaluate the 1) monitoring practices of the utility, 2) financial infrastructure, 3) use, storage, and handling of various chemicals and 4) operation and maintenance of the system. This work is included in the following scope of work as Phase 1. It is anticipated that Phase 1 will be authorized now and completed before the June 30th certification date.

Phase 2 of this project, the ERP, needs to incorporate the findings of the RRA and include; 1) strategies and resources to improve the resilience of the system, 2) plans and procedures that can be implemented to respond to any hazard that threatens the ability of the system to deliver safe drinking water, 3) actions, procedures, and equipment that can be used to significantly lessen the impact of an event, and 4) strategies that can be used to aid in the detection of a hazard. This work is included in the following scope of work as Phase 2. It is anticipated that Phase 2 will be authorized later and completed before the December 31st certification date.

Phase 3 of this project could include the Varius Emergency Response App (VERApp™), an Android and iOS compatible mobile application that will provide City personnel access to the completed ERP and a suite of emergency planning, response, and communication tools. This work is not included in the following scope of work but can be scoped and added later as desired by the City.

The following tasks are work that will be accomplished during this 2020/2021 Water System Emergency Response Plan Update by Varius, Inc. (Varius), the engineer of record for this update and CI Security (a subconsultant to Varius). This update will be accomplished in general conformance with the AWIA requirements and the American Water Works Association's (AWWA) manual J100 which contains

guidance regarding technical content, methodologies, and critical elements. The process described in J100 depends heavily on the existing knowledge and planning efforts of a utility's staff.

Varius assumes that previous work that the City has completed (like the Comprehensive Water System Plan) can be used in large part to meet the AWIA's RRA and ERP review requirements, and that this Scope of Work will include items that were not previously required by past assessments (such as malevolent acts and cyber security). For example, Varius will leverage their experience with Earthquake Early Warning systems to prioritize threat-asset pairs that must be analyzed for compliance with RRA requirements (with the understanding that a Cascadia Subduction Zone Quake will be the most impactful emergency in the City since it includes many other anticipated emergencies such as fire, flood, and transportation accident responses).

Note 1: This Emergency Response Plan Update will only include water facilities in order to be compliant with and meet the requirements of the American Water Infrastructure Act.

Note 2: Varius, G&O and CI Security will perform the services described in this Scope of Work up to the amounts included in the attached Budget Estimate (Exhibit B). If needed, additional effort will be mutually negotiated between Varius and the City. Varius, G&O and CI Security are not responsible for delays caused by others.

Proposed Meetings, Workshops and Training:

The following is a preliminary list of the expected interactions that will be necessary between City staff and Varius staff:

- a. Review of documentation provided by the City to determine any gaps, additional information needed, etc.
- b. Initial review of asset list, proposed threats.
- c. Review of Consequences, Vulnerability and Threat Likelihood Analysis and elimination of lower risk pairs.
- d. Review of Risk and Resilience Assessment.
- e. Meeting with SCADA/Financial/Customer Service/IT staff to review operational and cyber security issues, existing protection plans, etc.
- f. Review of current ERP and other operational data.
- g. Review of recommended modifications to ERP.
- h. Final review of revised ERP.

It is assumed that meetings, workshops, and training will be conducted remotely via videoconference or phone unless otherwise specified or mutually determined with City staff. Onsite work will be conducted in accordance with current City COVID-19 protocols.

Proposed Deliverable Products:

The following is a preliminary list of the expected deliverables that will be provided by Varius:

- a. Memo detailing the documents, data and materials needed from the City.
- b. Memo identifying the facilities that will be considered Critical Facilities.
- c. Draft copy of the Threat/Asset input data being used for the RRA analysis.
- d. Confidential copy of the RRA analysis for cyber threats, cyber-related mitigation plan, list of recommended capital or operational changes or products.
- e. Working copy of the Varius Software tools for Threat/Asset analysis.
- f. Review copies of each ERP chapter (draft form) for review including:

- Chapter 1 – General Information
 - Chapter 2 – First Steps in Responding
 - Chapter 3 – Response by Type
 - Chapter 4 – Response by Facility
 - Chapter 5 – Response Chart
 - Chapter 6 – Contact Information
 - Chapter 7 – Media and Public Statements
 - Chapter 8 – Forms
 - Chapter 9 – Maps and Figures
 - Chapter 10 - Documents
- g. Final draft copy of completed ERP.
- h. Final hard copy (1) of ERP in three ring binder and an electronic copy in .PDF.

Proposed Items from City:

In order to work efficiently and meet the City deadlines, it is presumed that the following information will be delivered to Varius by G&O or City staff:

1. DOH ID Number, number of service connections, number of customers, wholesale services (if any).
2. City Organization Chart (names, titles, seniority).
3. List of Critical Facilities (address, capacity, year constructed, asset value, reduction in system capacity if taken offline).
4. Existing countermeasures at Critical Facilities (ex. site lighting, perimeter fencing, security cameras).
5. List of emergency events encountered by the City and their severity.
6. Water system operational and financial data (average day demand by pressure zone, typical operational data by facility, typical cost(s) of service).
7. List of City Personnel (name, title, City phone, personal phone).
8. List of the Critical Facilities and the priority they would be visited and assessed after a system-wide emergency.
9. List of Responsible Personnel and the NICS position they would assume during an emergency (assuming the City uses NICS protocols).
10. Location and characteristics of the EOC.
11. City Emergency Contact Lists (contractors, suppliers, agencies, etc.) for inclusion in the plan.
12. Copies of any current media statements or other boilerplate documents that might be referenced or distributed.
13. Copies of the Comp Plan figures in .PDF or .PNG format.

PHASE 1 – RISK AND RESILIENCY ASSESSMENT

TASK 1 - Review Documents, Orientation (Non Cyber-Related Threats)

1. Review the Comprehensive Water System Plan, the Comprehensive Emergency Management Plan (2012) and any existing operating manuals or emergency operations manuals or documents.
2. Review “Normal” and “Emergency” operating plans for the City facilities (provided by City).
3. Summarize the facilities and emergencies included in previous documents and compare with the facilities and emergencies recommended in AWWA J100.
4. Evaluate the current response processes and planned actions for comparison with the recommendations included in AWWA J100 (Risk and Resilience Management for Water and Wastewater Systems), AWWA M19 (Emergency Planning for Water and Wastewater Utilities), and supplemental AWWA standards G430-14 and G440-17 for assistance and compliance as well as for sound management and engineering operations.
5. Develop a list of Risk and Resilience evaluations that should be performed in order to be compliant with the recommendations in AWWA J100.

TASK 2 – Review and Analysis – (Non Cyber-Related Threats).

1. Review the current operating configuration and operational approaches for City facilities based on information contained in the normal and emergency operating plans for each facility and based on a meeting with operational staff.
2. Consider alternative modes of operation that the City staff have developed for both normal and emergency operating conditions based on a meeting with City staff.
3. Document the emergency situations to be included in the ERP and discuss any additional emergencies for consideration by the City. As a minimum include:
 - a. General Response to Terrorist Threats (Other than Bomb Threat and Incident-Specific Threats)
 - b. Incident-Specific Response to Man-Made or Technological Emergencies
 - i. Contamination Event (Articulated Threat with Unspecified Materials)
 - ii. Contamination Threat at a Major Event
 - iii. Notification from Health Officials of Potential Water Contamination
 - iv. Intrusion through Supervisory Control and Data Acquisition (SCADA)
 - c. Significant structural damage resulting from intentional act
 - d. Customer complaints
 - e. Severe weather response (snow, ice, temperature, lightning)
 - f. Flood response
 - g. Hurricane and/or tornado response
 - h. Fire response
 - i. Explosion response
 - j. Major vehicle accident response
 - k. Electrical power outage response
 - l. Water supply interruption response
 - m. Transportation accident response – barge, plane, train, semi-trailer/tanker
 - n. Contaminated/tampered with water treatment chemicals
 - o. Earthquake response
 - p. Disgruntled employees’ response (i.e., workplace violence)
 - q. Vandals response

- r. Bomb threat response
- s. Civil disturbance/riot/strike
- t. Armed intruder response
- u. Suspicious mail handling and reporting
- v. Hazardous chemical spill/release response (including Material Safety Data Sheets)
- w. Pandemic, epidemic, widespread medical malady
- x. Cyber security/Supervisory Control and Data Acquisition (SCADA) system attack response (other than incident-specific, e.g., hacker)

Task 3 – Review Documents, Orientation – (Cyber Related Threats)

CI Security will collect relevant information from document reviews and staff interviews, and review gathered data. This project will include a combination of onsite and remote work. During this time, CI Security will focus on information gathering to gain a better understanding of the information security program, policy and procedural implementation, and the environment including:

- a) Identification of the organizational structure and essential stakeholders in security management activities
- b) The information risk environment
- c) Governance, policy management, acceptable risk tolerance
- d) Information security planning activities
- e) Additional functional components of the security program and the key practices supporting the security program components
- f) Operational risk and compliance activities
- g) Critical issues confronting the City
- h) Prior information security-related assessments
- i) The general technical architecture
- j) Security training needs for staff
- k) Encryption
- l) Limitations on information being passed (especially sensitive or regulated data)
- m) Strengthen passwords with apps, VoIP, voicemail PINs
- n) Incident response
- o) Operation Technology (OT) security management and operations

During this Task, CI Security will derive most of the information necessary to assess the environment and supporting key practices through documentation reviews, such as policies, procedures, and plans related to information security, and interviews and subsequent discussions with knowledgeable staff responsible for various aspects of information security management including:

- a) Executive Management
- b) Key business unit leaders
- c) Information Security staff
- d) CIO, IT Management, Administrators
- e) Developers
- f) Staff focused on Business Continuity and Disaster Recovery
- g) Support Functions (HR, Legal, Facilities)
- h) Others, as applicable

Task 4 – Review and Analysis (Cyber Related Threats)

Using remote working practices, CI Security will analyze the information gathered from documents provided by Varius and the City. The objective is to identify critical issues for risk assessment and develop

the recommendations for improvement, prioritized by risk. CI Security will assess the current environment and security management practices to qualitatively determine the risk to the system from malevolent acts and natural hazards

1. Malevolent acts – for the purposes of this assessment, acts such as but not limited to:
 - a) Malicious insiders
 - b) Cyber attacks
 - c) Cyber fraud and extortion
 - d) Phishing and Social Engineering
 - e) Malware
 - f) Denial-of-Service (DoS) attacks
2. Natural hazards – for the purposes of this assessment, events such as but not limited to:
 - a) Data center pipe leaks/HVAC failures
 - b) Fire impacting cyber assets and electronic operations
 - c) Pandemic and ability to shift to remote operations

Evaluate the resilience of the pipes and constructed conveyances, physical barriers, source water, water collection and intake, pretreatment, treatment, storage and distribution facilities, electronic, computer, or other automated systems (including the security of such systems) which are utilized by the system –for the purposes of this assessment, events such as but not limited to:

- Electronic, computer, or other automated systems as impacted by the security of such systems which are utilized by the system

Evaluate the monitoring practices of the system – for the purposes of this assessment, practices such as but not limited to:

- Cyber security and operational monitoring capabilities and the effectiveness of the implementation and operation of those capabilities
- Logging and auditing
- Alerting, Investigation and Incident Response

Evaluate the financial infrastructure of the system – for the purposes of this assessment, controls such as but not limited to:

- Utility Billing and Advanced Metering Infrastructure (AMI) security
- Cyber insurance and risk pool participation
- Ability to minimize the financial impact due to a cyber event

Evaluate the use, storage, or handling of various chemicals by the system – for the purposes of this assessment, vulnerabilities, and weaknesses such as but not limited to:

- Use of Internet search tools such as Shodan to identify any exposed water treatment systems such as chlorinators that could be controlled by an attacker
- Access control and security of OT in water treatment

Evaluate the operation and maintenance of the system – for the purposes of this assessment, policy, and processes such as but not limited to:

- Vulnerability management and patching
- Change Control
- Access Control
- Policy and Security Awareness Training

CI Security will assess the risk on a qualitative scale of High, Medium, and Low risk to the water system and collect those risks in a Risk Register.

Task 5 – Reporting (Cyber-Related Threats)

1. Using the results from Tasks 3 and 4, CI Security will provide prioritized recommendations, based upon risk, so the City can meet the compliance objectives and strengthen its overall security program. The recommendations to improve the environment will be based on addressing High risks to the water system first with a roadmap to address Medium-level risks on a 1-2 year roadmap, along with business requirements, internal security-related requirements, and practices used by peers. As part of this activity, CI Security will provide recommendations and supporting rationale applicable to the City's environment and constraints. CI Security will present documentation detailing their findings and recommendations in draft form so that the City has an opportunity to review, comment, correct, and approve the format and content prior to finalizing the deliverable documentation. This iterative process helps the City to make informed, incremental decisions regarding specific courses of action throughout this review.
2. CI Security will deliver a report describing the activities described above, the findings and risk identified along with a set of prioritized recommendations and next steps to mitigate the risks and increase the security posture of the City. The report will include:
 - a) Risk assessment
 - b) Risk register
 - c) 1-2 year roadmap for remediation, prioritized by risk ready for incorporation into the Emergency Response Plan

TASK 6 – Perform Risk and Resilience Assessment (Both Cyber- and Non-Cyber Related Threats)

1. Use the general outline and procedures in AWWA J100 as the methodology for conducting a Risk and Resilience Assessment of the water utility. Varius will develop a list of assets and threats that are NOT included in any previous work by the City and will use Varius's existing analysis tools to complete the evaluations for the City's critical facilities. Varius will deliver the spreadsheet tools to City staff, along with training on how to effectively use the tools, for future analysis by City staff. Outlined below are the major elements involved in conducting the Risk and Resilience Assessment:
 - Develop Asset-Threat Pairs
 - Develop quantifiable values for Consequences(C), Vulnerability(V) and Threat Likelihood(T)
 - Develop/utilize quantified data to rank each asset-threat pair ($R = C * V * T$)
 - Eliminate lower ranked pairs from analysis
 - Develop Risk/Resilience Assessment for each pair
 - Develop RRA Management Plan
 - Document process/ranking/assumptions
2. Identify vulnerabilities to man-made threats, natural hazards, and dependencies and proximity to hazard sites for the purpose of evaluating the options for reducing risk and improving resilience of the water utility.
3. Include the results the previous cyber-related security analysis into the plan (staff may wish to publish the cyber threat portion of the work separately for security purposes).
4. Evaluate the City's financial infrastructure for security and sustainability.

PHASE 2 – EMERGENCY RESPONSE PLAN UPDATE

TASK 1 - Review previous response procedures and recommend updates based on current assets, customer characteristics, regional characteristics, evolving technology or City capabilities.

1. Review existing response procedures as provided by City staff, recommend additions/updates, and incorporate supplemental requirements as applicable and contained in the AWIA.
2. Consider current SCADA, Internet, and operational platforms for data and voice communications to use during emergencies.

TASK 2 - Recommend the ERP format and accomplish content changes to improve efficiency, functionality, and sustainability during an emergency.

1. Provide the format for content display for the purpose of improving efficiency, functionality, and sustainability during an emergency.
2. Update the existing ERP with content generated from previous tasks.
3. Develop additional response procedures and incorporate in the ERP update such as an interactive response procedure for a particular type of emergency that has occurred.

TASK 3 - Meet with City staff and stakeholders as needed and as requested by City staff.

1. Prepare for and attend the following meetings with City Staff:
 - a. Orientation and existing document delivery
 - b. Progress Updates, delivery of Varius RRA Spreadsheet tools for any RRA update work (if necessary)
 - c. Chapter 3 (system-wide emergency response) review
 - d. Chapter 4 (facility specific emergency response) review
 - e. Draft document review
 - f. Document Delivery

TASK 4 - Update the ERP and provide workable copies for implementation.

1. Prepare the updated ERP by section and submit to City staff for review when each section is ready.
2. Incorporate City review comments and make changes to the corresponding text and graphics in the ERP.
3. Submit a completed draft for review, make remaining changes, and provide the final document for City use. A single printed copy and an electronic version of the completed plan will be provided.

This Scope of Work will involve a good deal of coordination between City and Varius staff, G&O staff, and CI Security staff, as well as with outside stakeholders. In order to avoid duplicated efforts, Varius staff will rely on the accuracy of information and materials developed and/or provided by City staff or any third parties. Varius and CI Security will use existing information and materials as-is in the analyses described in this Scope of Work.

CITY OF PUYALLUP

2020/2021 EMERGENCY RESPONSE PLAN UPDATE

Exhibit B - Budget Estimates & Schedule

November 2020 (for services through 2021)

BUDGET		SCHEDULE										
Hours	Cost	Dec	Feb	Apr	Jun	Aug	Oct	Dec				
PHASE 1 - RISK AND RESILIENCY ASSESSMENT												
Task 1	Review Documents, Orientation (Non Cyber-Related Threats)											
16	\$ 4,000											
Task 2	Review and Analysis – (Non Cyber-Related Threats).											
24	\$ 6,000											
Task 3	Review Documents, Orientation – (Cyber Related Threats)											
10	\$ 2,500											
Task 4	Review and Analysis (Cyber Related Threats)											
20	\$ 5,000											
Task 5	Reporting (Cyber Related Threats)											
40	\$ 10,000											
Task 6	Perform Risk and Resilience Analysis (Both Cyber and Non-Cyber Related Threats)											
40	\$ 10,000											
PHASE 2 - EMERGENCY RESPONSE PLAN												
Task 1	Review previous response procedures and recommend updates.											
10	\$ 2,500											
Task 2	Review and Analysis – Recommend the ERP format and accomplish content changes to improve efficiency, functionality, and sustainability .											
16	\$ 4,000											
Task 3	Meet with City staff and stakeholders as needed and as requested by City staff.											
16	\$ 4,000											
Task 4	Update the ERP and provide workable copies for implementation.											
80	\$ 20,000											
Subtotal	\$ 68,000											



I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claim is a just, due and unpaid obligation against the City of Puyallup, and that I am authorized to authenticate and certify to said claim.

Accounts Payable warrant numbers:	AP 251628	through	AP 251911 + GN 113153, GN 113154	\$	1,276,171.59
Accounts Payable (ACH) warrant numbers:	703846	through	704016	\$	1,610,100.76
Payroll warrant numbers:	PY 106853	through	PY 106873	\$	26,251.14
Payroll (direct deposit) numbers:	EF 90141622	through	EF 90142229	\$	1,424,773.21
Electronic payments / Wire transfers dates:	10/1/2020	through	10/31/2020	\$	1,637,287.17
Total All Funds				\$	5,974,583.87

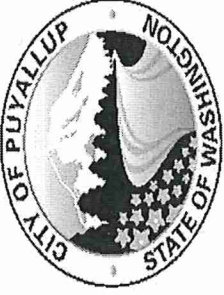
Barbara Lopez
Barbara Lopez
Finance Director
City of Puyallup
Date 11-24-2020



I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claim is a just, due and unpaid obligation against the City of Puyallup, and that I am authorized to authenticate and certify to said claim.

Accounts Payable warrant numbers:	AP 251628	through	AP 251911 + GN 113153, GN 113154	\$	1,276,171.59
Accounts Payable (ACH) warrant numbers:	703846	through	704016	\$	1,610,100.76
Payroll warrant numbers:		through		\$	
Payroll direct deposit numbers:		through		\$	
Electronic payments / Wire transfers dates:		through		\$	
Total All Funds \$					<u>2,886,272.35</u>

Don't forget for Barbara Lopez
Barbara Lopez
Finance Director
City of Puyallup
Date *11-24-2020*



I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claim is a just, due and unpaid obligation against the City of Puyallup, and that I am authorized to authenticate and certify to said claim.

Accounts Payable warrant numbers:	_____	through	_____	\$
Accounts Payable (ACH) warrant numbers:	_____	through	_____	\$
Payroll warrant numbers:	PY 106853	through	PY 106873	\$ 26,251.14
Payroll direct deposit numbers:	EF 90141622	through	EF 90142229	\$ 1,424,773.21
Electronic payments / Wire transfers dates:	_____	through	_____	\$
Total All Funds \$				<u>1,451,024.35</u>

Condita Lopez for Barbara Lopez
Barbara Lopez
Finance Director
City of Puyallup
Date *11-24-2020*



I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claim is a just, due and unpaid obligation against the City of Puyallup, and that I am authorized to authenticate and certify to said claim.

Accounts Payable warrant numbers:	_____	through	_____	\$
Accounts Payable (ACH) warrant numbers:	_____	through	_____	\$
Payroll warrant numbers:	_____	through	_____	\$
Payroll direct deposit numbers:	_____	through	_____	\$
Electronic payments / Wire transfers dates:	10/1/2020	through	10/31/2020	\$ 1,637,287.17
Total All Funds \$				<u>1,637,287.17</u>

Barbara Lopez
Barbara Lopez
Finance Director
City of Puyallup

Date *11-24-2020*



City Council Agenda Item Report

Submitted by: Ken Davies

Submitting Department: Public Works

Meeting Date: 12/08/2020

Subject:

First reading of an ordinance amending Puyallup Municipal Code section 14.02.010 Water hydrant use pertaining to deposit and fees

Presenter:

Ken Davies, Public Works Director

Recommendation:

Approve first reading of an ordinance amending Puyallup Municipal Code Section 14.02.010 Water hydrant use pertaining to deposit and fees.

Background:

The amendment moves the deposit and fee for temporary hydrant use from the Puyallup Municipal Code to the City of Puyallup Fee Schedule. Along with the application fee, temporarily connecting to a fire hydrant requires the use of a metering device plus deposit. The deposit is refundable upon return of undamaged metering device. The City's Fee Schedule is an existing repository for recording of fees/deposit and other items of this type. Moving the deposit and fee from the municipal code to the fee schedule consolidates the information in one location and allows for more routine review.

Council Direction:

Fiscal Impacts:

ATTACHMENTS

- [Ordinance](#)

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF
PUYALLUP** amending section 14.02.010 of the Puyallup
Municipal Code amending the amount of deposit and fees
required for hydrant use.

WHEREAS, Chapter 14.02.010(2) dictates the deposit and fee amounts for water hydrant usage; and

WHEREAS, the dollar amounts listed in PMC 14.02.010(2) have not been addressed since 2006; and

WHEREAS, the amounts listed in PMC 14.02.010(2) are no longer sufficient to cover the costs of supplying this service;

NOW THEREFORE, the City Council of the City of Puyallup do ordain as follows:

Section 1. Section 14.02.010 of the Puyallup Municipal Code is hereby amended to read as follows:

14.02.010 Water hydrant use.

(1) All users proposing to take water from a fire hydrant standpipe shall only take water from a hydrant or standpipe designated by the city and the charge shall be the current bimonthly service charge for a three-inch meter and the current commercial rate per 100 cubic feet (hcf) for consumption. The service charge will be prorated on a monthly basis.

(2) All applicants proposing to take water from a water hydrant or standpipe shall be required to complete an application for hydrant use ~~which shall be accompanied by a~~ and pay all applicable deposits and fees as indicated in the City of Puyallup Fee Schedule ~~\$1,000 refundable deposit for a three-inch meter or a \$300.00 deposit for a 3/4-inch meter and a \$25.00 nonrefundable application processing fee.~~ The completed application shall be returned to utility billing at 1100 39th Avenue S.E., Puyallup, WA 98374.

(3) The application shall be reviewed by the water division of the public works department. Within three working days following receipt of the application, a decision will be made on whether or not the proposed use is acceptable. Following acceptance of the specified use, a water specialist shall meet with the applicant to provide the hydrant use permit, the meter and identify the hydrant to be used. The water specialist will review the hydrant use guide with the applicant and provide the applicant with a copy of the guide which will include the billing procedures. The applicant will sign the meter receipt portion of the application.

(4) The city may provide on-site monitoring of hydrant use on a random basis. Any applicant found to be in violation of the connection or operational procedures as stated in the hydrant use guide will be required to turn in their meter. This includes any damage to the public water system caused by the improper operation of a hydrant. In addition, all hydrant privileges will be revoked, the deposit will not be refunded and the city may choose to initiate legal action.

(5) Consumption amounts will be based on the actual usage as stated on the applicant's meter on a bimonthly basis. The consumption and the corresponding service charges will be based on the current commercial rates. The applicant will be responsible for bringing the meter to utility billing Monday through Wednesday of the fourth week of each even-numbered month (February, April, June, August, October, December) between 8:00 a.m. and 5:00 p.m. so that the meter reading can be verified. If the meter is not read during the required week, a flat fee of \$200.00 will be imposed, the meter will be confiscated and privileges for hydrant use will be revoked.

(6) Notification of discontinuation of hydrant use must be made in writing by the applicant to utility billing at 1100 39th Avenue S.E., Puyallup, WA 98374. At that time, the meter must be returned. If the meter is returned in proper working order, the paperwork to refund the full deposit will be forwarded to accounts payable. If the meter is not returned or requires major repairs, the deposit will not be refunded. Minor repair costs under \$50.00 will be deducted from the deposit and the balance will be refunded.

(7) Exemptions:

(a) Any contractor working under a current city contract is exempt from processing fees as stated in this chapter. The contractor remains responsible for following the proper metering procedures for hydrant use as outlined in the hydrant use guide and for following proper billing procedures. Billing for service charges and consumption will be performed as outlined in this chapter.

(b) Any use of meters to maintain the fire flow system may be obtained directly from the water division without a deposit. The consumption charges will be based on the meter readings.

Section 2. Publication. A summary of this ordinance shall be published as required by law.

Section 3. Severability - Construction.

(1) If a section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

(2) If the provisions of this ordinance are found to be inconsistent with the other

provisions of the Puyallup Municipal Code, this Ordinance is deemed to control.

Section 4. The City Clerk is authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, numbering, section/subsection numbers and any references thereto.

Section 5. *Effective Date.* This Ordinance shall take effect and be in force five (5) days after final passage and publication, as provided by law.

Passed and approved by City Council of the City of Puyallup at regularly scheduled open public meeting on the _____ day of _____, 2020.

Julie Door
Mayor

Approved as to form:

Attest:

Shawn Arthur
Deputy City Attorney

Mary Winter
City Clerk

Published:

Effective:



City Council Agenda Item Report

Submitted by: Kendall Wals

Submitting Department: Development Services

Meeting Date: 12/08/2020

Subject:

Second reading of an ordinance relating to the 2020 Comprehensive Plan Amendments

Presenter:

Kendall Wals & Katie Baker, Planning Division

Recommendation:

Conduct second reading of an ordinance adopting the recommended 2020 Comprehensive Plan map amendments, including associated rezones.

Background:

The Growth Management Act allows jurisdictions to amend their Comprehensive Plan each year. Any amendments, whether initiated by the City or a private party, are first reviewed by the Planning Commission, with recommendations then forwarded to the City Council for final action. The Planning Commission held five study sessions earlier this year to review the proposed amendments, followed by a public hearing on October 14, 2020. The Commission subsequently made a recommendation and forwarded these amendments to the City Council.

The City Council held a public hearing on November 10, 2020 and took action on first reading of an ordinance approving all three privately-initiated applications. The Council requested additional information related to the Freeman Road application, which can be found in Attachment B(1) Staff Memo 12.08.20. Additionally, staff has provided two ordinance options for Council's consideration; Attachment A(1) includes findings for approval of the Freeman Road application, Attachment A(2) includes Planning Commission's findings for denial of the Freeman Road application.

The attachments from the November 10, 2020 meeting have been carried over and are also included in this agenda item.

Council Direction:

The Planning Commission has forwarded a recommendation of approval on two amendments (applications L-20-0002 and L-20-0003) and a recommendation of denial on one amendment (application L-20-0001) to the City Council. The City Council, upon conclusion of the public hearing, has the option of accepting, rejecting or modifying the Commission's recommendation on any item.

Fiscal Impacts:**ATTACHMENTS**

- [A\(1\) Comp Plan Ordinance 2020](#)
- [A\(2\) Comp Plan Ordinance 2020](#)
- [B\(1\) Staff Memo 12.08.20](#)
- [B\(2\) 2020 Comp Plan Cover Memo 11.10.20](#)
- [C\) L-20-0001 Staff Report](#)
- [D\) L-20-0002 Staff Report](#)
- [E\) L-20-0003 Staff Report](#)
- [F\) 2020 Comp Plan Maps](#)
- [G\) PC Hearing Minutes](#)

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF PUYALLUP, WASHINGTON, amending the City of Puyallup 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 2020, the City has actively solicited public input into the review and update process consistent with RCW 36.70A.130, including providing notice on the City’s website and at the Development Services Center, and inviting members of the public to address them with their concerns at regularly scheduled Planning Commission meetings; and

WHEREAS, in 2020, three privately-initiated requests to amend the Future Land Use Map, with associated rezones, for properties within the City corporate limits and City Urban Growth Area were proposed for consideration; and

WHEREAS, in 2020, the applicants posted the sites, 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 2020 amendments to the Future Land Use and Zoning Maps were reviewed as follows: 1) a final EIS for the 1994 Comprehensive Plan was issued September 9, 1994 and 2) an MDNS was issued on November 9, 2020, and was circulated for comments to affected tribes and agencies with jurisdiction; and

WHEREAS, pursuant to State Law, proposed year 2020 amendments to the Future Land Use and Zoning Maps were received by applicable State agencies and related public entities on September 15, 2020, for a requisite 60-day review period; and

WHEREAS, the City Planning Commission held five study sessions on the proposed amendments to the Future Land Use and Zoning Maps throughout 2020 and then conducted a duly advertised public hearing for oral comments on October 14, 2020; and

WHEREAS, on October 21, 2020, the City Planning Commission issued its recommendations to the City Council for the proposed Future Land Use and Zoning Map amendments; and

WHEREAS, the Planning Commission recommended by a vote of 3-2 to deny L-20-0001 Freeman Road, by a vote of 5-0 to approve L-20-0002 East Town Crossing, and by a vote of 5-0 to approve L-20-0003 Cascade Shaw.

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

Section 1. *Findings.* The findings of fact regarding amendments to the Comprehensive Plan Future Land Use and Zoning Maps, as summarized below and shown in Attachment “A”, is hereby adopted.

1. The Planning Commission recommended, by a vote of 3-2, to deny application L-20-0001 Freeman Road, a requested Comprehensive Plan Land Use Map Amendment to redesignate eleven parcels from the current Moderate Density Residential land use designation to the Light Manufacturing/Warehousing land use designation. However, City Council, by a vote of 7-0, approves application L-20-0001, based on the following findings of PMC Sec. 18.40.071:
 - a. Consistency with Comprehensive Plan policy:
 - i. Site access is from Freeman Rd E (‘collector’ roadway), and improvements to the roadway are feasible to support the proposed use and will be reviewed at the time of proposed development.
 - ii. The proposal is located between existing single-family residential development with no intervening transitional land use. However, one of the SEPA mitigation measures requires that future nonresidential development comply with the city’s zone transition standards (PMC 20.26.500) and Type I landscaping, including earthen berm, to provide landscape buffering and screening of the City of Fife’s Moderate Density Residential zoning (i.e. residential uses) and/or Tribal Trust or Fee land located west of Freeman Rd E. The zone transition buffer standards will also be required when nonresidential uses are proposed on a property sharing a common boundary with existing residential uses. The SEPA mitigation measure will provide a transitional buffer between the LM/W land use and existing residential uses.
 - b. Change in conditions since designation of the current land use:
 - i. The funding and execution of Washington State Department of Transportation’s SR 167 Completion Project within the next 10 years was found to constitute a change of conditions for the subject area.
2. The Planning Commission recommended, by a vote of 5-0, to approve application L-20-0002 East Town Crossing, a requested Comprehensive Plan Land Use and Rezone Map amendment to redesignate three parcels from the current Auto Oriented Commercial land use designation and General Commercial zoning to the High Density Residential designation and RM-20 zoning, and also removed the CG-Shaw-Pioneer Overlay from the redesignated parcels, based on the following findings of PMC Sec. 18.40.071:
 - a. Consistency with Comprehensive Plan policy:

- i. Site orientation is toward Shaw Road and East Pioneer (arterial access), the location between existing commercial development results in compatible land uses, and adequate utility infrastructure is present.
- b. Change in conditions since the designation of the current land use:
 - i. The new signal and shared access infrastructure, build-out of surrounding commercial development, and city-wide need for housing and employment capacity constitute a change in conditions since the original designation.

And based on the following findings of PMC Sec. 20.90.015:

- c. the request generally conforms to applicable portions of the Comprehensive Plan,
 - d. the request is consistent with the scope of applicable zone districts,
 - e. there have been changed circumstances since original adoption of zoning as cited above, and
 - f. given future site-specific review, conformance with zoning standards and any SEPA mitigation, the request would be contrary to the public health, safety or welfare.
3. The Planning Commission recommended, by a vote of 5-0, to approve application L-20-0003 Cascade Shaw Development, a requested Comprehensive Plan Land Use and Rezone Map amendment to redesignate one parcel from the current Low Density Residential land use designation and RS-08 zoning to a split designation of High Density Residential and Auto Oriented Commercial land use and RM-20 and Community Business zoning, and also applying the CB-Shaw Pioneer Overlay to the redesignated commercial portion of property, based on the following findings of PMC Sec. 18.40.071:
- a. Consistency with the Comprehensive Plan policy:
 - i. Site orientation is toward Shaw Road (arterial access), the location between existing schools and commercial development, buffer from Deer Creek, and proposed multi-family zone acts as transition between land uses, and adequate utility infrastructure is present.
 - b. Change in conditions since the designation of the current land use:
 - i. The new signal/shared access infrastructure, build-out of commercial development, sale by Cascade Christian Schools and relinquishing of CUP rights, and city-wide need for housing and employment capacity constitute a change in conditions since the original designation.

And based on the following findings of PMC Sec. 20.90.015:

- c. the request generally conforms to applicable portions of the Comprehensive Plan,
- d. the request is consistent with the scope of applicable zone districts,
- e. there have been changed circumstances since original adoption of zoning as cited above, and

- f. 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.

Section 2. *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 Attachment “B” attached hereto and incorporated herein by reference, is hereby adopted.

Section 3. *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 4. *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 5. *Effective Date.* This ordinance shall become effective on January 1, 2021, following publication in the official newspaper of the City of Puyallup.

DATED this 8th day of December, 2020.

Julie Door, Mayor

ATTEST:

Mary Winter, City Clerk

APPROVED AS TO FORM:

Joseph N. Beck, City Attorney

PUBLISHED: December ____, 2020 – Tacoma News Tribune

City Council Findings Regarding Proposed Map Amendments

Name: L-20-0001 – Freeman Road

Proposal: Convert fifteen (15) parcels from the Moderate Density Residential (MDR) to Light Manufacturing/Warehousing (LM/W) land use designation.

Parcel No.: 042020 -1027, -1032, -1034, -1036, -1039, -1040, -1042, -1045, -1052, -1066, -1101, -5003, -5004, -5016, -5017

Findings: The subject properties are located within the City’s Urban Growth Area but have not been annexed into the city; there is a separate annexation petition currently being processed by the city. The properties are currently designated/zoned Employment Center (EC) under Pierce County’s land use and zoning maps.

In 1994, the properties were originally designated Light Manufacturing/Warehousing per the City’s land use map, and then redesignated in 1996 to current Moderate Density Residential designation. The applicant is now requesting that the subject properties be re-designated back to Light Manufacturing/Warehousing (LM/W) for consistency with existing LM/W in the vicinity.

The applicant notes that there has been a change in conditions due to the funding and execution (including associated land acquisition) of Washington State Department of Transportation’s (WSDOT) SR 167 Completion Project, which will extend the highway within the vicinity of the subject properties. The extension of SR 167 from Meridian to I-5 has been a planned regional transportation project since the early 1990s but had a number of setbacks due to funding. However, in recent years the SR 167 Completion Project has largely received funding, resulting in land acquisition by WSDOT and the project is planned to be completed within the next ten years. The applicant also notes that the vast majority of land north of the Puyallup River and west of North Meridian is designated LM/W and the proposed amendment would provide consistency with the existing land use designation within the vicinity and would be more appropriate adjacent to the WSDOT freeway.

The subject properties are located on Freeman Rd E, which is entirely the City of Fife’s right-of-way and is designated as a “collector street”. The subject roadway is substandard (e.g. narrow two-lane roadway, lacking nonmotorized improvements, poor pavement conditions, etc.), requiring significant upgrades in order to bring the roadway into compliance with the City of Fife’s standards and best engineering practices, and to support a Light Manufacturing/Warehousing use. The roadway improvements will largely be completed through future redevelopment projects by private applicants as the City of Fife does not have short term plans or funding for improvements for Freeman Rd E.

The proposed properties for redesignation would not be separated from existing neighborhoods by an intervening transitional land use. However, one of the SEPA mitigation measures requires future nonresidential development to comply with

the city's zone transition standards (PMC 20.26.500) and Type I landscaping, including earthen berm, to provide landscape buffering and screening of Fife's Moderate Density Residential zoning (i.e. residential uses) and/or Tribal Trust or Fee land located west of Freeman Rd E. The zone transition buffer standards will also be required when nonresidential uses are proposed on a property sharing a common boundary with existing residential uses. The SEPA mitigation measure will provide a significant transitional buffer between the LM/W land use and existing residential uses.

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

1. the request generally conforms to applicable portions and criteria of the Comprehensive Plan, and
2. there have been changed conditions since designation of the current land use, primarily due to the funding and execution of Washington State Department of Transportation's SR 167 Completion Project within the vicinity of the subject properties.

Name: L-20-0002 – East Town Crossing

Proposal: Convert three (3) parcels from Auto Oriented Commercial (AOC) to High Density Residential (HDR), and associated zoning from General Commercial (CG) to High Density Multi-Family Residential (RM-20). Additionally, remove the Shaw-Pioneer Overlay (CG-SPO) from the parcels redesignated to HDR/RM-20.

Parcel No.: 0420264021, 0420351030, 0420351029, 0420351026

Findings: The request meets the criteria for designation of HDR / RM-20 as outlined in the Comprehensive Plan and attached staff analysis. The site is in an area with adequate transportation facilities, utilities including sewer and water, and is an appropriate transitional land use between existing commercial and high density residential areas adjacent to the subject site.

The request meets the finding that a change in circumstances has occurred since the Auto Oriented Commercial land use designation was assigned in 1994. These changes include commercial development which has extended and upgraded utilities in the vicinity, transportation infrastructure to facilitate development, and the purchase and development of a City park, which an amendment to high density residential housing will help support. In addition, the most recent Pierce County Buildable Lands Report and subsequent 2015 Comprehensive Plan update demonstrate an increasing need for additional housing and employment capacity. Amending the designation of these parcels to a high density residential designation would help to address the City's housing capacity deficiency by applying a designation that otherwise has somewhat limited availability in the City.

The Shaw-Pioneer Overlay (CG-SPO) is written such that it applies only to commercially zoned properties. Therefore, the change to a residential designation necessitate the removal of the CG-SPO from the subject parcels.

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

3. the request generally conforms to applicable portions and criteria of the Comprehensive Plan, and
4. there have been changed circumstances since designation of the current land use, primarily changes in land use designation of other parcels in the area, infrastructure improvements including utilities and traffic signalization, and city-wide limitations in housing capacity.

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

1. the request generally conforms to applicable portions of the Comprehensive Plan,
2. the request is consistent with the scope of applicable zone districts,
3. there have been changed circumstances since original adoption of zoning as cited above, and
4. 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.

Name: L-20-0003 – Cascade Shaw

Proposal: Convert one (1) parcel from a Low Density Residential (LDR) land use designation to a split designation of Auto Oriented Commercial (AOC) and High Density Residential (HDR), and concurrently from the Medium Urban Density Single-Family Residential (RS-08) to a split designation of Community Business (CB) and High Density Multi-Family Residential (RM-20) zoning. Apply the Shaw Pioneer Overlay (CB-SPO) to the commercially designated portion of the parcel.

Parcel No.: 0420351003

Findings: The request meets the criteria for designation for both the HDR/RM-20 and the AOC/CB designation request, as outlined in the Comprehensive Plan and attached staff analysis. The site is in an area with adequate transportation facilities, utilities including sewer and water, and functions as a more appropriate transitional land use between the existing commercial and low density residential areas adjacent to the subject site.

The request meets the finding that a change in circumstances has occurred since the Auto Oriented Commercial land use designation was assigned in 1994. These

changes include built-out commercial development on immediately adjacent parcels, which has extended and upgraded utilities in the vicinity, and improvements to transportation infrastructure, including signalized site access to facilitate increased development intensity. In addition, the most recent Pierce County Buildable Lands Report and subsequent 2015 Comprehensive Plan update demonstrate an increasing need for additional housing and employment capacity. Amending the designation of this parcel to a high density residential designation would help to address the City's housing capacity deficiency by applying a designation that otherwise has somewhat limited availability in the City.

Comprehensive Plan Amendment: Based on the above-described project proposal, the privately-initiated Comprehensive Plan amendment findings of PMC Sec. 18.40.071 can be made for this request as follows:

1. the request generally conforms to applicable portions and criteria of the Comprehensive Plan, and
2. there have been changed circumstances since original adoption of zoning due to commercial growth in the area, infrastructure improvements including utilities and traffic signalization, and city-wide limitations in housing capacity.

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

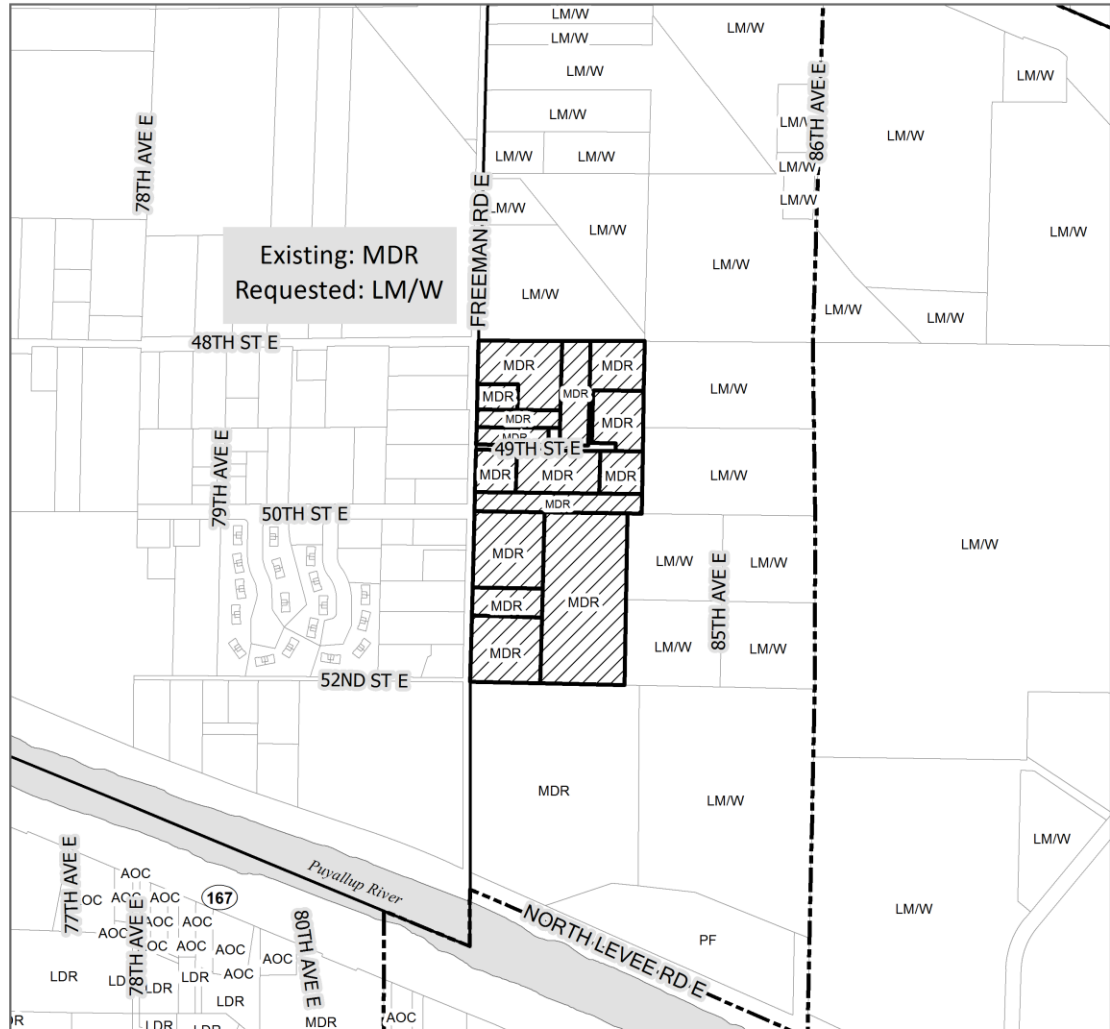
1. the request generally conforms to applicable portions of the Comprehensive Plan,
2. the request is consistent with the scope of applicable zone districts,
3. there have been changed circumstances since original adoption of zoning as cited above, and
4. given future site-specific review, conformance 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.

L-20-0001

FREEMAN ROAD 2020 Comprehensive Plan Amendment

Parcels: 042020 -1027, -1032, -1034, -1036, -1039, -1040, -1042, -1045, -1052, -1066, -1101, -5003, -5004, -5016, -5017

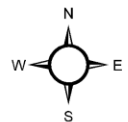
Change the future land use designation from Moderate Density Residential (MDR) to Light Industrial/Warehousing (LM/W) for all subject parcels. Zoning will not be applied because these parcels are not currently within City limits.



City of Puyallup
Development & Permitting
Services
Planning Division
Date: 11/23/2020

- Subject Properties
- City Limits
- Urban Growth Area (UGA) Boundary
- Tax Parcels

0 250 500 Feet



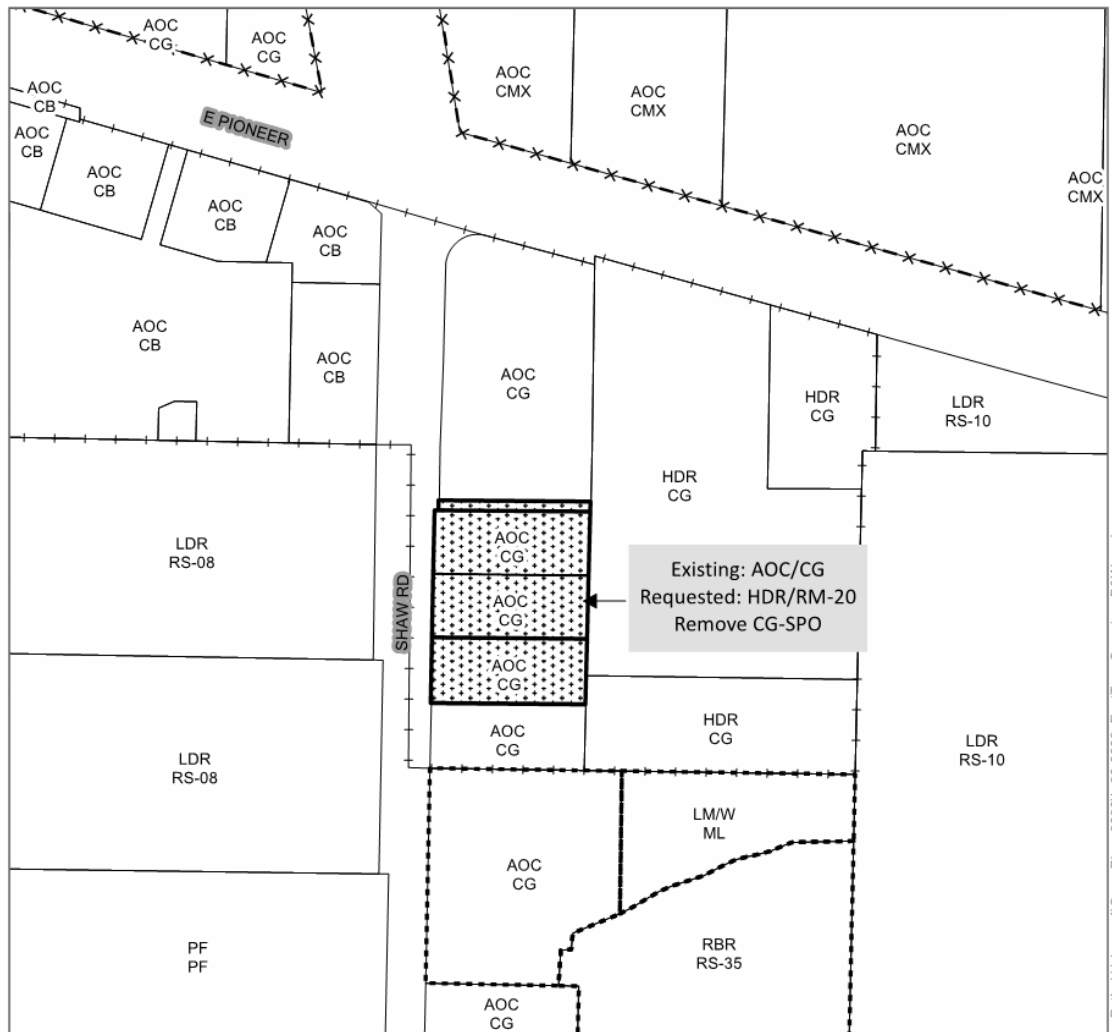
The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED "AS IS" AND "WITH ALL FAULTS". The County makes no warranty of fitness for a particular purpose.

L-20-0002

EAST TOWN CROSSING 2020 Comprehensive Plan Amendment

Parcels: 0420351026, 0420351029, 0420351030, 0420264021

For three parcels: Change future land use designation from Auto Oriented Commercial (AOC) to High Density Residential (HDR), and zoning designation from General Commercial (CG) to Multi-Family Residential (RM-20);
Remove Shaw-East Pioneer Overlay (CG-SPO) from all parcels



Path: H:\brown4\CompPlan_2020\L-20-0002_EastTownCrossing_B&W.mxd

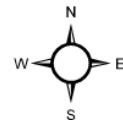


City of Puyallup
Development Services
Department
Planning Division
Date: 11/19/2020

Agriculture
 Overlay
 Shaw-East Pioneer Overlay

Split Zoned Parcels
 Zoning
 Proposed HDR/RM-20; Remove CG-SPO

0 120 240 Feet

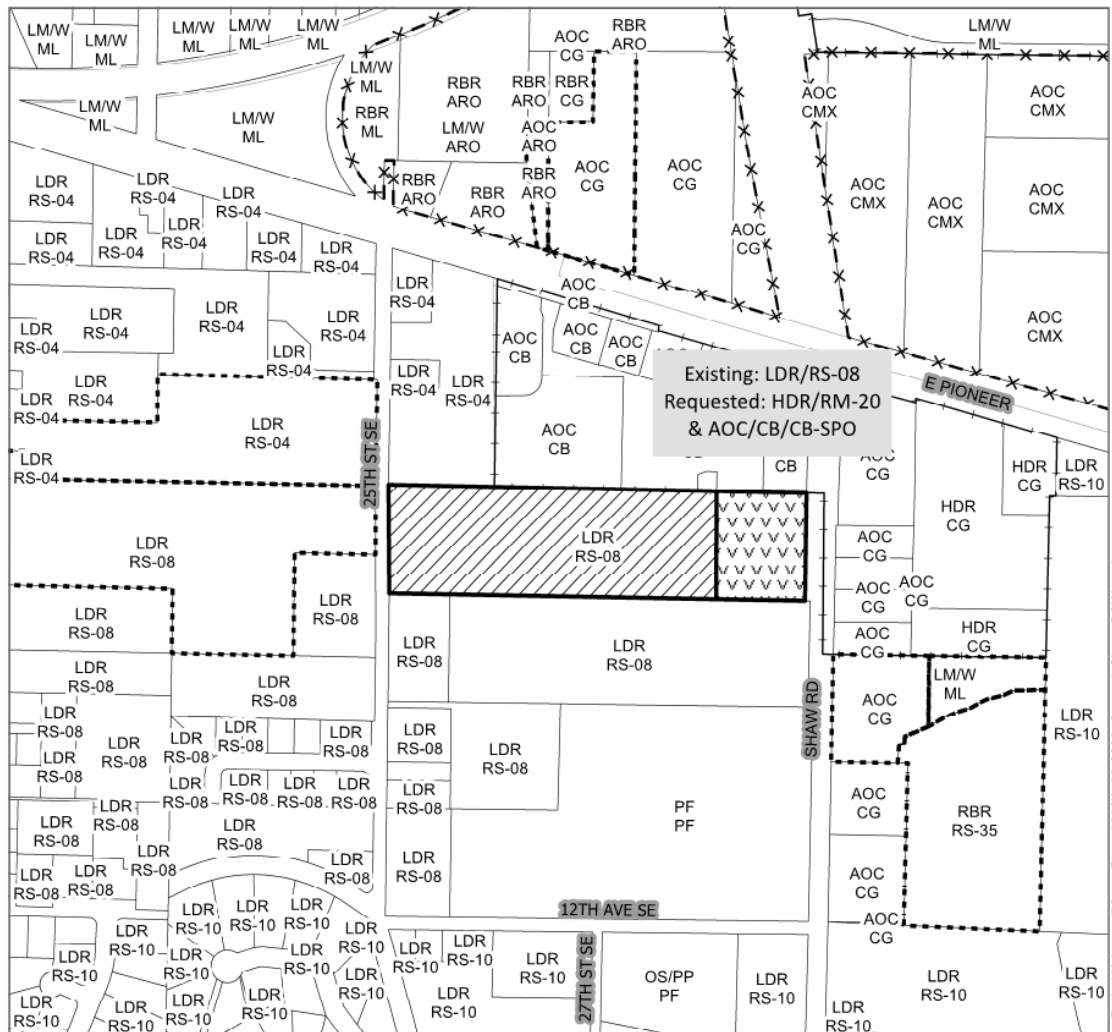


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L-20-0003

Cascade Shaw **2020 Comprehensive Plan Amendment** Parcel 0420351003

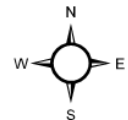
Change landuse from Low Density Residential (LDR) to a split designation of High Denisty Residential (HDR) and Auto Oriented Commercial (AOC); zoning change from Low Density Single Family (RS-08) to Multi-Family Residential (RM-20) and Community Business (CB). Apply Shaw-Pioneer Overlay (CB-SPO) to commercial (CB) portion of parcel.



City of Puyallup
Development Services
Department
Planning Division
Date: 11/19/2020

- Proposed AOC/CB/CB-SPO
- Proposed HDR/RM-20
- Split Zoned Parcels
- Zoning
- City Limits
- Urban Growth Area (UGA) Boundary
- Tax Parcels

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED "AS IS" AND "WITH ALL FAULTS". The County makes no warranty of fitness for a particular purpose.



ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF PUYALLUP, WASHINGTON, amending the City of Puyallup 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 2020, the City has actively solicited public input into the review and update process consistent with RCW 36.70A.130, including providing notice on the City’s website and at the Development Services Center, and inviting members of the public to address them with their concerns at regularly scheduled Planning Commission meetings; and

WHEREAS, in 2020, three privately-initiated requests to amend the Future Land Use Map, with associated rezones, for properties within the City corporate limits and City Urban Growth Area were proposed for consideration; and

WHEREAS, in 2020, the applicants posted the sites, 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 2020 amendments to the Future Land Use and Zoning Maps were reviewed as follows: 1) a final EIS for the 1994 Comprehensive Plan was issued September 9, 1994 and 2) an MDNS was issued on November 9, 2020, and was circulated for comments to affected tribes and agencies with jurisdiction; and

WHEREAS, pursuant to State Law, proposed year 2020 amendments to the Future Land Use and Zoning Maps were received by applicable State agencies and related public entities on September 15, 2020, for a requisite 60-day review period; and

WHEREAS, the City Planning Commission held five study sessions on the proposed amendments to the Future Land Use and Zoning Maps throughout 2020 and then conducted a duly advertised public hearing for oral comments on October 14, 2020; and

WHEREAS, on October 21, 2020, the City Planning Commission issued its recommendations to the City Council for the proposed Future Land Use and Zoning Map amendments; and

WHEREAS, the Planning Commission recommended by a vote of 3-2 to deny L-20-0001 Freeman Road, by a vote of 5-0 to approve L-20-0002 East Town Crossing, and by a vote of 5-0 to approve L-20-0003 Cascade Shaw.

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

Section 1. *Findings.* The findings of fact regarding amendments to the Comprehensive Plan Future Land Use and Zoning Maps, as summarized below and shown in Attachment “A”, is hereby adopted.

1. The Planning Commission recommended, by a vote of 3-2, to deny application L-20-0001 Freeman Road, a requested Comprehensive Plan Land Use Map Amendment to redesignate eleven parcels from the current Moderate Density Residential land use designation to the Light Manufacturing/Warehousing land use designation, based on the following findings of PMC Sec. 18.40.071:
 - a. Inconsistency with Comprehensive Plan policy:
 - i. Site access is from Freeman Rd E (‘collector’ roadway); however, the roadway requires significant upgrades beyond the improvements that may be required with future redevelopment of the subject properties in order to support the proposed use; and,
 - ii. The proposal is located between existing single-family residential development with no intervening transitional land use.
 - b. No change in conditions since designation of the current land use:
 - i. The funding and execution of Washington State Department of Transportation’s SR 167 Completion Project within the next 10 years was found to not constitute a change of conditions in the subject area.
2. The Planning Commission recommended, by a vote of 5-0, to approve application L-20-0002 East Town Crossing, a requested Comprehensive Plan Land Use and Rezone Map amendment to redesignate three parcels from the current Auto Oriented Commercial land use designation and General Commercial zoning to the High Density Residential designation and RM-20 zoning, and also removed the CG-Shaw-Pioneer Overlay from the redesignated parcels, based on the following findings of PMC Sec. 18.40.071:
 - a. Consistency with Comprehensive Plan policy:
 - i. Site orientation is toward Shaw Road and East Pioneer (arterial access), the location between existing commercial development results in compatible land uses, and adequate utility infrastructure is present.
 - b. Change in conditions since the designation of the current land use:
 - i. The new signal and shared access infrastructure, build-out of surrounding commercial development, and city-wide need for housing and employment capacity constitute a change in conditions since the original designation.

And based on the following findings of PMC Sec. 20.90.015:

- c. the request generally conforms to applicable portions of the Comprehensive Plan,
 - d. the request is consistent with the scope of applicable zone districts,
 - e. there have been changed circumstances since original adoption of zoning as cited above, and
 - f. given future site-specific review, conformance with zoning standards and any SEPA mitigation, the request would be contrary to the public health, safety or welfare.
3. The Planning Commission recommended, by a vote of 5-0, to approve application L-20-0003 Cascade Shaw Development, a requested Comprehensive Plan Land Use and Rezone Map amendment to redesignate one parcel from the current Low Density Residential land use designation and RS-08 zoning to a split designation of High Density Residential and Auto Oriented Commercial land use and RM-20 and Community Business zoning, and also applying the CB-Shaw Pioneer Overlay to the redesignated commercial portion of property, based on the following findings of PMC Sec. 18.40.071:
- a. Consistency with the Comprehensive Plan policy:
 - i. Site orientation is toward Shaw Road (arterial access), the location between existing schools and commercial development, buffer from Deer Creek, and proposed multi-family zone acts as transition between land uses, and adequate utility infrastructure is present.
 - b. Change in conditions since the designation of the current land use:
 - i. The new signal/shared access infrastructure, build-out of commercial development, sale by Cascade Christian Schools and relinquishing of CUP rights, and city-wide need for housing and employment capacity constitute a change in conditions since the original designation.

And based on the following findings of PMC Sec. 20.90.015:

- c. the request generally conforms to applicable portions of the Comprehensive Plan,
- d. the request is consistent with the scope of applicable zone districts,
- e. there have been changed circumstances since original adoption of zoning as cited above, and
- f. 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.

Section 2. *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 Attachment “B” attached hereto and incorporated herein by reference, is hereby adopted.

Section 3. *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 4. *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 5. *Effective Date.* This ordinance shall become effective on January 1, 2021, following publication in the official newspaper of the City of Puyallup.

DATED this 8th day of December, 2020.

Julie Door, Mayor

ATTEST:

Mary Winter, City Clerk

APPROVED AS TO FORM:

Joseph N. Beck, City Attorney

PUBLISHED: December ____, 2020 – Tacoma News Tribune

City Council Findings Regarding Proposed Map Amendments

Name: L-20-0001 – Freeman Road

Proposal: Convert eleven (11) parcels from the Moderate Density Residential (MDR) to Light Manufacturing/Warehousing (LM/W) land use designation.

Parcel No.: 042020 -1027, -1034, -1039, -1040, -1042, -1045, -1052, -1066, -1101, -5003, -5016

Findings: The subject properties are located within the City’s Urban Growth Area but have not been annexed into the city; there is a separate annexation petition currently being processed by the city. The properties are currently designated/zoned Employment Center (EC) under Pierce County’s land use and zoning maps.

In 1994, the properties were originally designated Light Manufacturing/Warehousing per the City’s land use map, and then redesignated in 1996 to current Moderate Density Residential designation. The applicant is now requesting that the subject properties be re-designated back to Light Manufacturing/Warehousing (LM/W) for consistency with existing LM/W in the vicinity.

The applicant notes that there has been a change in conditions due to the funding and execution (including associated land acquisition) of Washington State Department of Transportation’s (WSDOT) SR 167 Completion Project, which will extend the highway within the vicinity of the subject properties. The extension of SR 167 from Meridian to I-5 has been a planned regional transportation project since the early 1990s but had a number of setbacks due to funding. However, in recent years the SR 167 Completion Project has largely received funding, resulting in land acquisition by WSDOT and the project is planned to be completed within the next ten years. The applicant also notes that the vast majority of land north of the Puyallup River and west of North Meridian is designated LM/W and the proposed amendment would provide consistency with the existing land use designation within the vicinity and would be more appropriate adjacent to the WSDOT freeway.

The subject properties are located on Freeman Rd E, which is entirely the City of Fife’s right-of-way and is designated as a “collector street”. The subject roadway is substandard (e.g. narrow two-lane roadway, lacking nonmotorized improvements, poor pavement conditions, etc.), requiring significant upgrades in order to bring the roadway into compliance with the City of Fife’s standards and best engineering practices, and to support a Light Manufacturing/Warehousing use. The roadway improvements will largely be completed through future redevelopment projects by private applicants as the City of Fife does not have short term plans or funding for improvements for Freeman Rd E.

The proposed properties for redesignation would not be separated from existing neighborhoods by an intervening transitional land use and would not create a

uniform land use pattern between the proposed LM/W and the existing Moderate Density Residential designation that would remain.

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

1. the request does not fully conform to applicable portions of the Comprehensive Plan, and
2. there have not been a change in conditions since designation of the current land use.

Name: L-20-0002 – East Town Crossing

Proposal: Convert three (3) parcels from Auto Oriented Commercial (AOC) to High Density Residential (HDR), and associated zoning from General Commercial (CG) to High Density Multi-Family Residential (RM-20). Additionally, remove the Shaw-Pioneer Overlay (CG-SPO) from the parcels redesignated to HDR/RM-20.

Parcel No.: 0420264021, 0420351030, 0420351029, 0420351026

Findings: The request meets the criteria for designation of HDR / RM-20 as outlined in the Comprehensive Plan and attached staff analysis. The site is in an area with adequate transportation facilities, utilities including sewer and water, and is an appropriate transitional land use between existing commercial and high density residential areas adjacent to the subject site.

The request meets the finding that a change in circumstances has occurred since the Auto Oriented Commercial land use designation was assigned in 1994. These changes include commercial development which has extended and upgraded utilities in the vicinity, transportation infrastructure to facilitate development, and the purchase and development of a City park, which an amendment to high density residential housing will help support. In addition, the most recent Pierce County Buildable Lands Report and subsequent 2015 Comprehensive Plan update demonstrate an increasing need for additional housing and employment capacity. Amending the designation of these parcels to a high density residential designation would help to address the City's housing capacity deficiency by applying a designation that otherwise has somewhat limited availability in the City.

The Shaw-Pioneer Overlay (CG-SPO) is written such that it applies only to commercially zoned properties. Therefore, the change to a residential designation necessitate the removal of the CG-SPO from the subject parcels.

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

1. the request generally conforms to applicable portions and criteria of the Comprehensive Plan, and
2. there have been changed circumstances since designation of the current land use, primarily changes in land use designation of other parcels in the area, infrastructure improvements including utilities and traffic signalization, and city-wide limitations in housing capacity.

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

1. the request generally conforms to applicable portions of the Comprehensive Plan,
2. the request is consistent with the scope of applicable zone districts,
3. there have been changed circumstances since original adoption of zoning as cited above, and
4. 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.

Name: L-20-0003 – Cascade Shaw

Proposal: Convert one (1) parcel from a Low Density Residential (LDR) land use designation to a split designation of Auto Oriented Commercial (AOC) and High Density Residential (HDR), and concurrently from the Medium Urban Density Single-Family Residential (RS-08) to a split designation of Community Business (CB) and High Density Multi-Family Residential (RM-20) zoning. Apply the Shaw Pioneer Overlay (CB-SPO) to the commercially designated portion of the parcel.

Parcel No.: 0420351003

Findings: The request meets the criteria for designation for both the HDR/RM-20 and the AOC/CB designation request, as outlined in the Comprehensive Plan and attached staff analysis. The site is in an area with adequate transportation facilities, utilities including sewer and water, and functions as a more appropriate transitional land use between the existing commercial and low density residential areas adjacent to the subject site.

The request meets the finding that a change in circumstances has occurred since the Auto Oriented Commercial land use designation was assigned in 1994. These changes include built-out commercial development on immediately adjacent parcels, which has extended and upgraded utilities in the vicinity, and improvements to transportation infrastructure, including signalized site access to facilitate increased development intensity. In addition, the most recent Pierce County Buildable Lands Report and subsequent 2015 Comprehensive Plan update demonstrate an increasing need for additional housing and employment capacity. Amending the designation of this parcel to a high density residential designation

would help to address the City's housing capacity deficiency by applying a designation that otherwise has somewhat limited availability in the City.

Comprehensive Plan Amendment: Based on the above-described project proposal, the privately-initiated Comprehensive Plan amendment findings of PMC Sec. 18.40.071 can be made for this request as follows:

1. the request generally conforms to applicable portions and criteria of the Comprehensive Plan, and
2. there have been changed circumstances since original adoption of zoning due to commercial growth in the area, infrastructure improvements including utilities and traffic signalization, and city-wide limitations in housing capacity.

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

1. the request generally conforms to applicable portions of the Comprehensive Plan,
2. the request is consistent with the scope of applicable zone districts,
3. there have been changed circumstances since original adoption of zoning as cited above, and
4. 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.

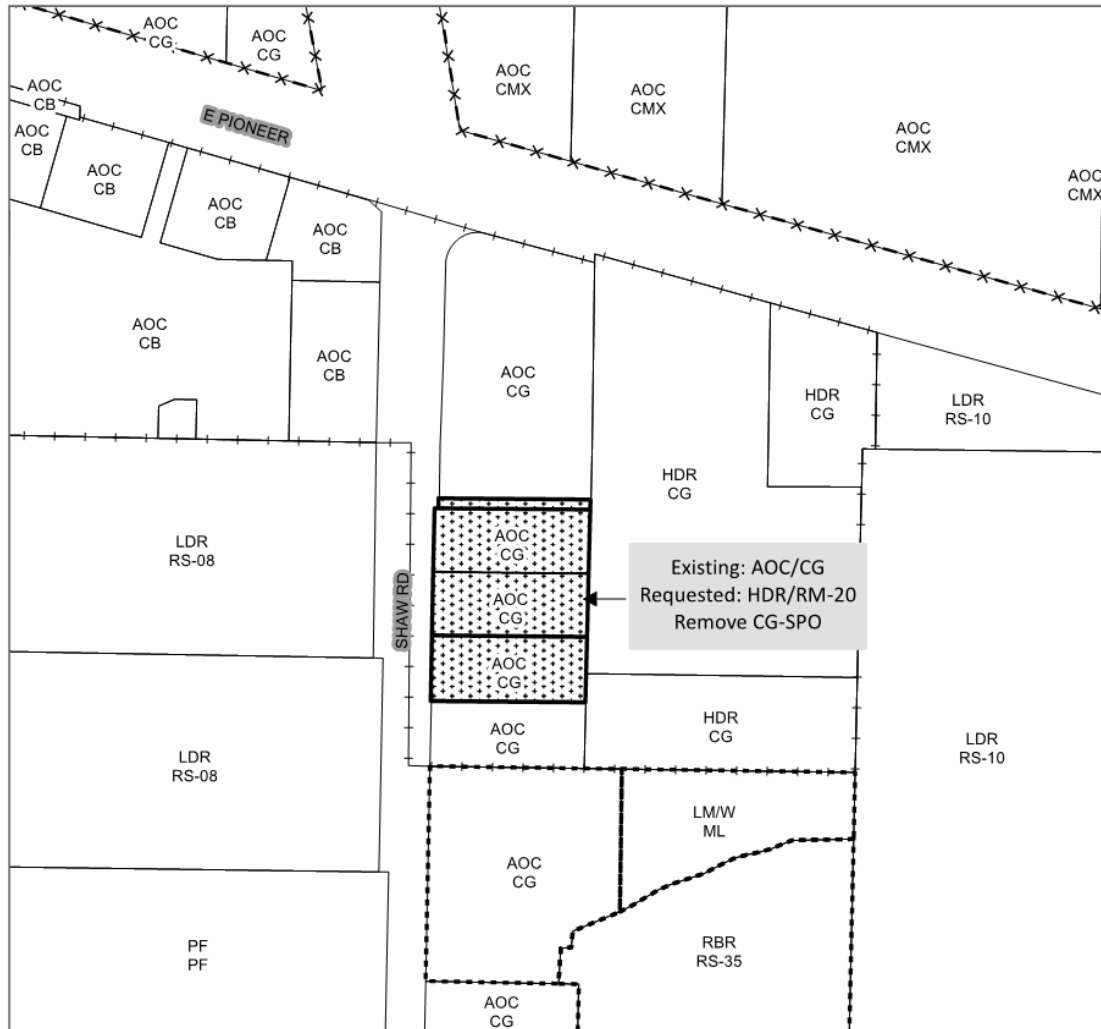
Attachment B

L-20-0002

EAST TOWN CROSSING 2020 Comprehensive Plan Amendment

Parcels: 0420351026, 0420351029, 0420351030, 0420264021

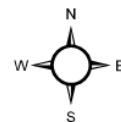
For three parcels: Change future land use designation from Auto Oriented Commercial (AOC) to High Density Residential (HDR), and zoning designation from General Commercial (CG) to Multi-Family Residential (RM-20);
Remove Shaw-East Pioneer Overlay (CG-SPO) from all parcels



City of Puyallup
Development Services
Department
Planning Division
Date: 11/19/2020

- Agriculture
- Overlay
- Shaw-East Pioneer Overlay
- Split Zoned Parcels
- Zoning
- Proposed HDR/RM-20; Remove CG-SPO

0 120 240 Feet

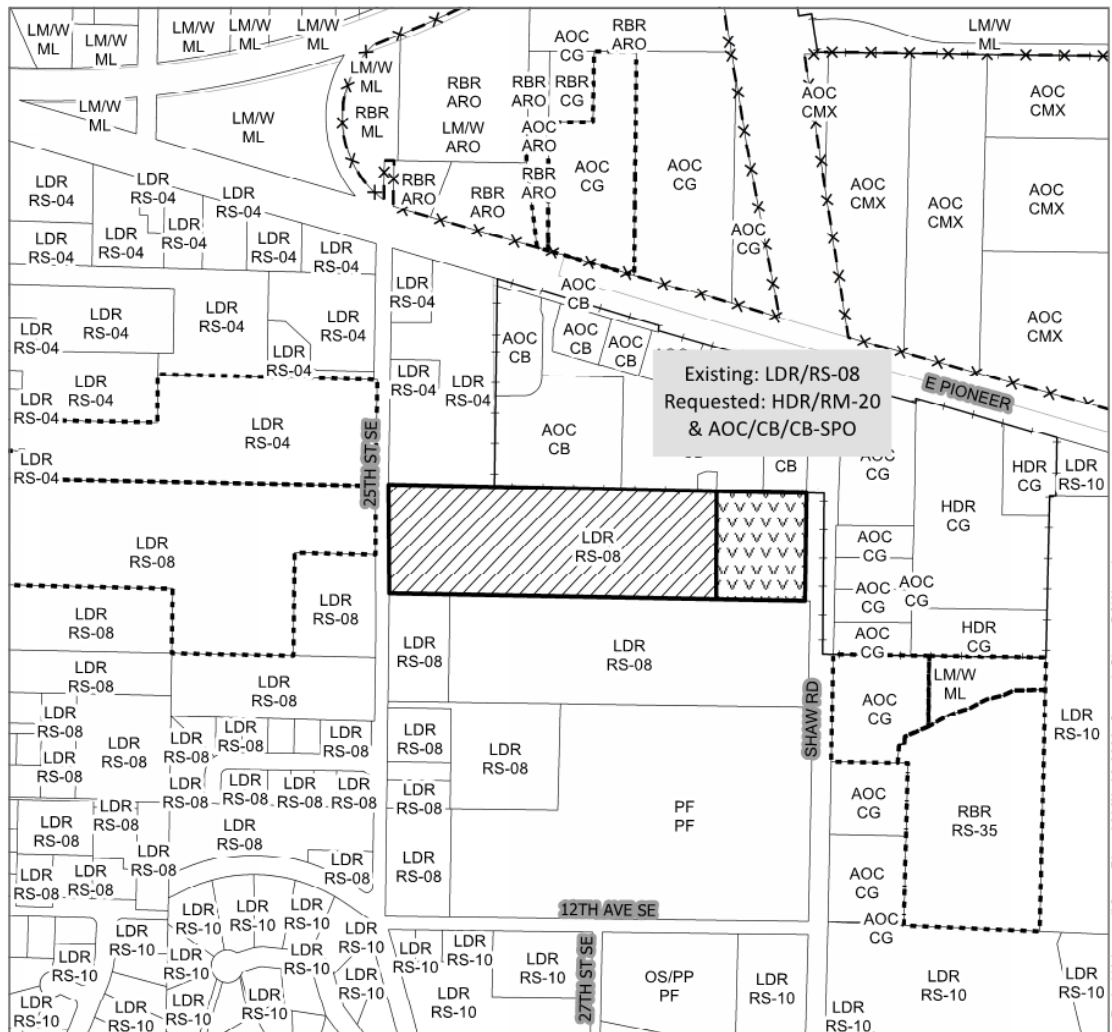


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L-20-0003

Cascade Shaw **2020 Comprehensive Plan Amendment** Parcel 0420351003

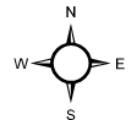
Change landuse from Low Density Residential (LDR) to a split designation of High Denisty Residential (HDR) and Auto Oriented Commercial (AOC); zoning change from Low Density Single Family (RS-08) to Multi-Family Residential (RM-20) and Community Business (CB). Apply Shaw-Pioneer Overlay (CB-SPO) to commercial (CB) portion of parcel.



City of Puyallup
Development Services
Department
Planning Division
Date: 11/19/2020

- Proposed AOC/CB/CB-SPO
- City Limits
- Proposed HDR/RM-20
- Urban Growth Area (UGA) Boundary
- Split Zoned Parcels
- Tax Parcels
- Zoning

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED "AS IS" AND "WITH ALL FAULTS". The County makes no warranty of fitness for a particular purpose.





CITY OF PUYALLUP
Development & Permitting Services
333 S. Meridian
Puyallup, WA 98371

To: City Council

From: Kendall Wals, Planning Division

RE: 2020 Comprehensive Plan Map Amendments – Freeman Road

Meeting Date: December 8, 2020

BACKGROUND

On November 10, 2020, the Puyallup City Council held a Public Hearing and passed first reading of an ordinance approving all three of the privately-initiated Comprehensive Plan amendments for the 2020 annual amendment cycle. As part of the passage of first reading, Council members noted that they had questions to be addressed at second reading and the information provided may alter their vote on the Freeman Road Comp. Plan amendment application (#L-20-0001). Since the November 10th meeting, city staff met with City of Fife staff and Puyallup Tribe of Indians staff regarding some of the Council's questions; the information provided in those meetings is included in this staff memo. Please see the remaining staff memo for Council's questions and additional information.

COUNCIL QUESTIONS

The following list is a summary of the remaining questions that Council asked staff to provide additional information on.

Transportation

1. How much land is available north of the project area and south of the new SR 167 extension?
 - a. Please see Exhibit 1 in this staff memo for an updated map showing WSDOT ownership in the annexation area, and the total acreage (approx. 15.40 acres) of the parcels south of the WSDOT owned properties and north of the proposed amendment area.
2. Can Freeman Road be improved to support traffic generated by the proposed use? Clarification on Fife's expected improvements. Is it possible to make roadway improvements to the east side of Freeman Road? Could the roadway be shifted to the east to avoid impacts to Tribal Trust Land?
 - a. The following information is being provided after further discussion with Fife's staff:
 - i. It is unlikely that WSDOT will be completing any frontage improvements on Freeman Road due to budget constraints on the project. However, in Fife's experience, WSDOT has been a good partner if right-of-way acquisition is necessary.
 - ii. The minimum right-of-way width necessary for improvements is 60 feet; however, 70 feet is preferred on roadways with the proposed manufacturing uses because it would allow for additional roadway width to assist with turning radius/movements for heavy vehicles. Overall, an additional 20-30' of right-of-way would be needed to fully improve the roadway.

- iii. City of Fife staff confirmed that, at minimum, the following would be necessary roadway improvements to support the use:
 - 1. Frontage improvements for the full length of the project site.
 - 2. Structural improvements for the length of the roadway, for at least half of the road; the improvements will depend on the future tenant and the anticipated direction of travel as part of operations. If no tenant is identified at the time of development review, it is unknown what level of structural improvements will be required.
 - 3. Intersection improvements will likely be required.
- iv. Proportionality of the project improvements to the roadway improvements is a question and will depend on actual project scope at the time of application.
- v. It is possible that the majority of roadway improvements could be completed to the east of the existing right-of-way to avoid impacts to Tribal trust land. However, that may necessitate right-of-way acquisition from a few privately owned properties on the north end of Freeman Road, which could be difficult for an applicant to accomplish.

Development Review

- 1. Would floodplain and transportation impacts be reviewed as part of the future development?
 - a. The proposed project would be reviewed according to the floodplain regulations in place at the time of permit submittal. Transportation impacts would also be reviewed, and city staff would coordinate with the City of Fife at the time of project review.

Puyallup Tribe of Indians

- 1. Can staff confirm whether the Tribe is building the 800,000 square foot warehouse development in the vicinity?
 - a. Puyallup Tribe staff clarified that site preparation work is being completed for a future warehouse development; a development permit application has not yet been submitted nor has a tenant been identified. The development site is in the vicinity of Freeman Road but will access via 70th Ave in the City of Fife. Exhibit 2 is a marketing flyer for the site, which includes information on the anticipated project size, anticipated site access, and a general site plan.
- 2. Can additional information be provided regarding the Tribe's concerns?
 - a. Puyallup Tribal staff noted the Tribe's main concerns with the proposed map amendment are:
 - i. Impacts to cultural resources; the subject area has a high likelihood of containing archaeological resources and discovery or impacts to those cultural resources from future mass grading/site work that would likely occur with future redevelopment is a concern.
 - ii. Loss of housing opportunities; the subject properties are located within the Puyallup Tribal Reservation, therefore, redesignating the residential land use designation to a manufacturing/warehousing designation reduces available land

and affordability of potential housing opportunities for tribal members to live on the reservation.

- iii. Stormwater/water quality impacts; concerns regarding untreated stormwater and lack of flow control devices being allowed with manufacturing type uses and the impacts to water quality and habitat in the vicinity. The subject properties are within the vicinity of Wapato Creek where the Puyallup Tribe recently made large improvements through a mitigation project to enhance the creek for salmon habitat. The Tribe is concerned with potential upstream impacts negatively impacting their mitigation efforts.
- b. For some additional information regarding stormwater/water quality impacts, staff is providing this additional information that was completed as part of the SEPA environmental review:
 - i. Per the Western Washington Stormwater Manual, rooftops, uncoated metal roofs, or roofs that are venting of significant amounts of dust, mists, fumes from manufacturing, commercial or other indoor activities are defined as pollution generating impervious surface, and, therefore, it is required that stormwater from such rooftops be treated before releasing the stormwater offsite.
 - ii. Unless exempted by the Western Washington Stormwater Manual, future development would also be required to use flow control to release stormwater discharge to the pre-developed rate. In addition, per the Western Washington Stormwater Manual, if wetland(s) are downstream from the future project site, the development will be required to mitigate flows from the site in order to maintain the same/current hydroperiod of the wetland(s).
 - iii. Many types of uses permitted within the Light Manufacturing/Warehousing land use will require the 'Industrial Stormwater Permit' through the Washington State Department of Ecology which would also require monitoring/reduction of heavy metals (likely that could come from roof runoff, at least partially) and other pollutants that are coming off of the site. The Permittees would be required to reduce the levels below prescribed amounts per the Ecology Industrial permit.

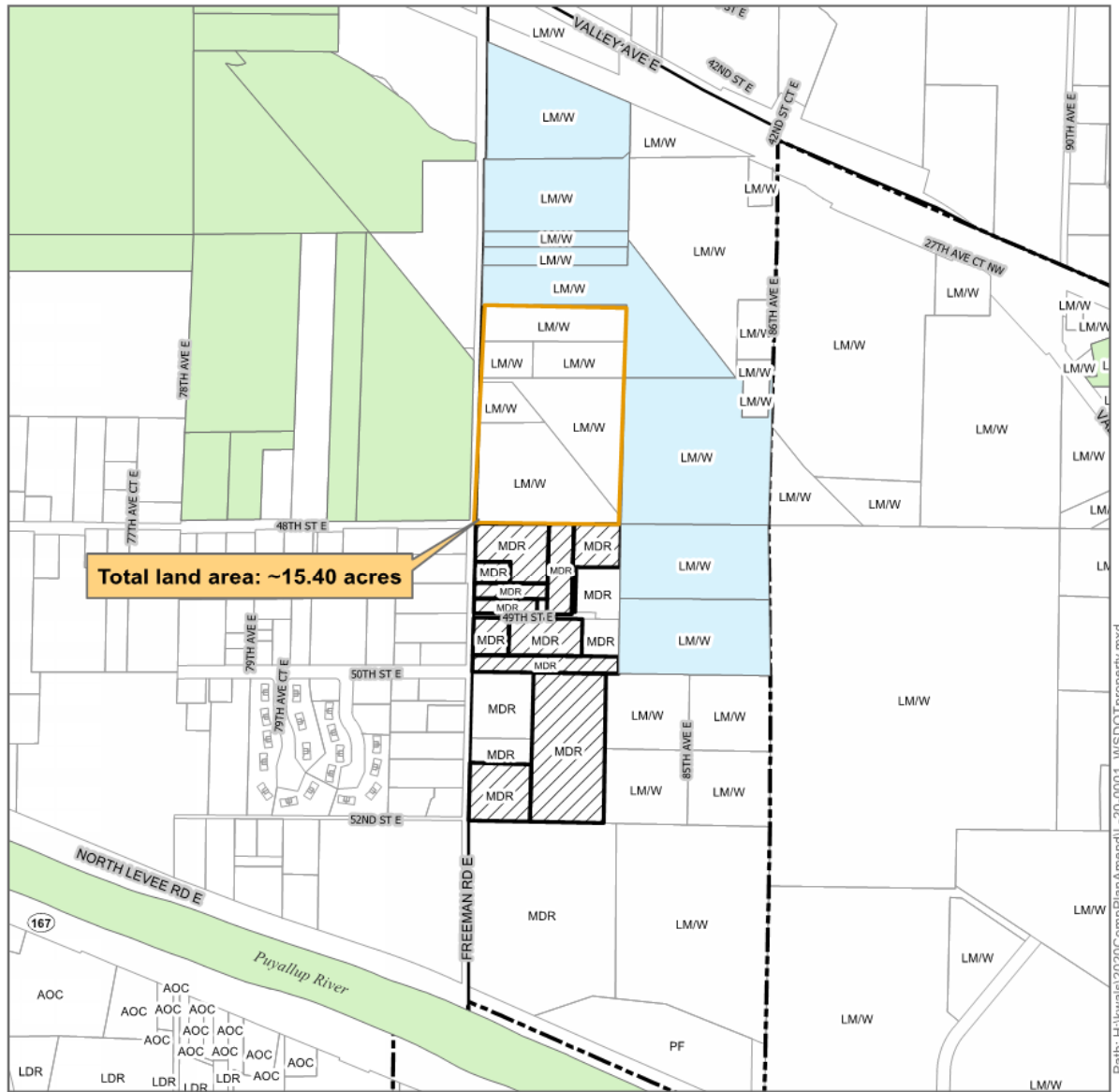
Staff Memo Exhibit 1

L-20-0001

FREEMAN ROAD

2020 Comprehensive Plan Amendment

Properties owned by Washington State Department of Transportation (WSDOT)
within the Freeman Rd Annexation area

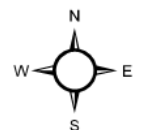


City of Puyallup
Development Services
Department
Planning Division
Date: 11/24/2020

- WSDOT ownership
- Proposed Amendment Parcels
- Puyallup Tribal Trust Land
- City Limits
- Urban Growth Area (UGA) Boundary
- Tax Parcels

0 500 1,000 Feet

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.





FOR LEASE

Puyallup Nation | Logistics Center I

FIFE, WA



Up to $\pm 823,060$ SF
Delivery 1st Q 2021

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KBC Advisors
206.595.6814
matt.wood@kbcadvisors.com

TODD CLARKE
Kidder Mathews
253.722.1422
todd.clarke@kidder.com

TONY MILTENBERGER
KBC Advisors
206.229.9578
tony.miltenger@kbcadvisors.com

TY CLARKE
Kidder Mathews
253.722.1419
ty.clarke@kidder.com

FOR LEASE

Puyallup Nation | Logistics Center I

4408 78TH AVE E, FIFE, WA



PNLC I

CLASS A INDUSTRIAL BUILDING DELIVERY 1ST Q 2021

823,060 SF

36' clear-height

152 dock-doors

3 grade-doors

POWER 3,000 AMPS, 3-phase

325 car parking

309 dedicated trailer stalls

ESFR sprinklers

ABILITY to secure site

EXCELLENT ACCESS to I-5/Port of Tacoma

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matt.wood@kbcadvisors.com

TODD CLARKE

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Puyallup Nation | Logistics Center I

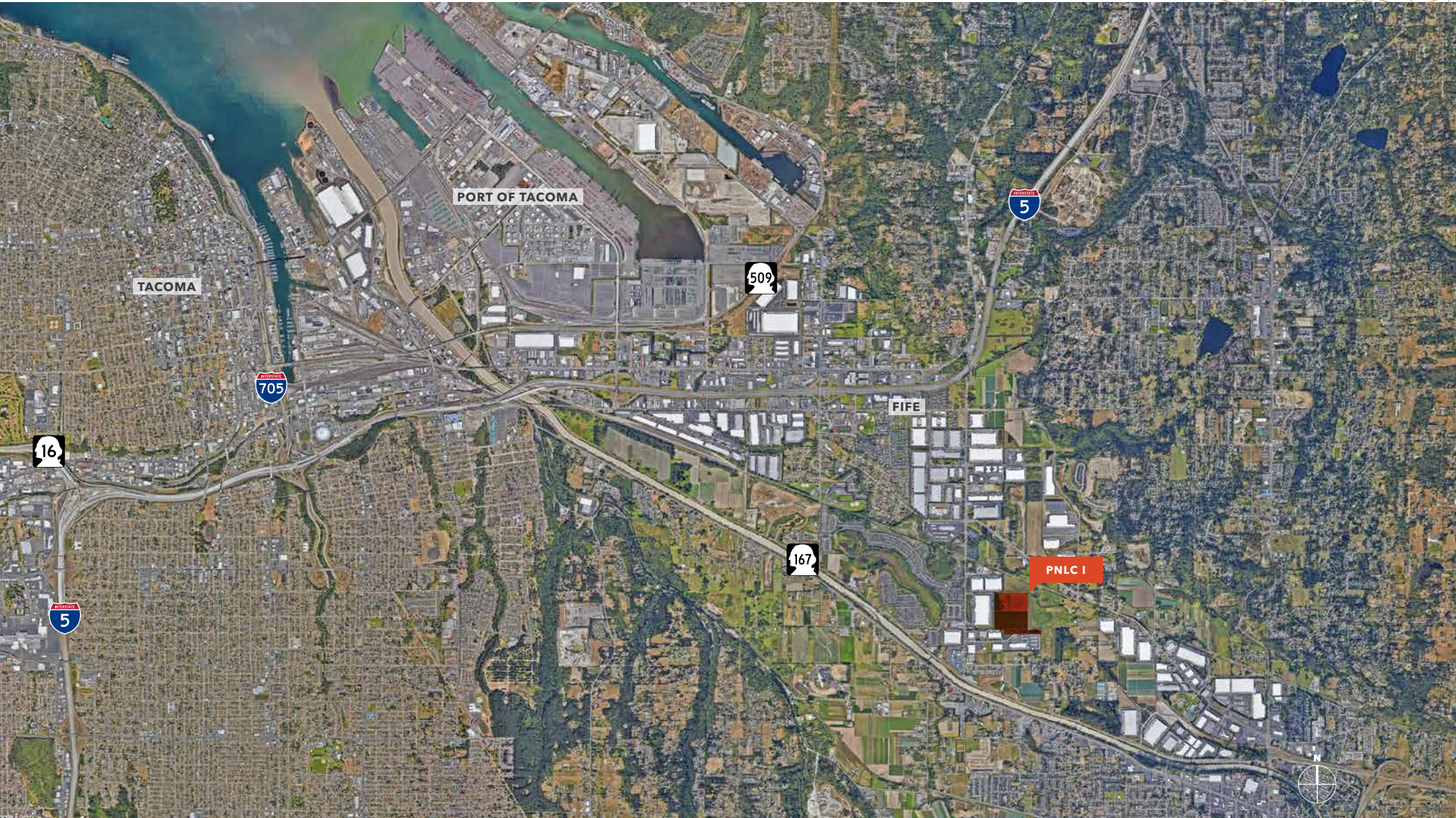
The site plan for Option 2 depicts a large industrial facility. The main building is a long rectangle with a total length of 1213'-0" and a width of 1100'-0". It is divided into 22 bays, each 50'-0" wide. The building's footprint is 823,660 SF. Surrounding the building are various parking areas, including a large lot to the north and smaller lots to the east and south. A water quality storm facility is located to the north of the building. The plan also shows a north arrow, a scale of 1" = 100'-0", and a reference to 45TH ST CTE. The overall site is bounded by 45TH ST CTE to the north and 70TH to the east.

Kidder Mathews 103

FOR LEASE

Puyallup Nation | Logistics Center I

FIFE, WA



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CITY OF PUYALLUP
Development & Permitting Services
333 S. Meridian
Puyallup, WA 98371

Attachment B

To: City Council

From: Katie Baker and Kendall Wals, Planning Division

RE: 2020 Comprehensive Plan Map Amendments

Hearing Date: November 10, 2020

INTRODUCTION

The City of Puyallup received three (3) privately-initiated Comprehensive Plan map amendment applications to consider during the 2020 Comp. Plan Amendment cycle. The locations of the subject amendments are shown in the accompanying overview map.

The Planning Commission held five (5) work sessions on the amendment applications, and held a public hearing on October 14, 2020, and deliberated on October 21, 2020. The Planning Commission recommendations to City Council are provided below under the summary information for each of the applications. Each application is reviewed for consistency with the required decision criteria and designation criteria, which are included below. Staff analysis of the decision and designation criteria for the proposed amendments is provided in the accompanying staff reports.

Decision Criteria

PMC 18.40.071 requires that specific criteria be met for approval of privately initiated plan amendment proposals. The burden of proof for justifying an amendment lies with the applicant, who must demonstrate that the request complies with subsections (1) and (2) and/or (3), provided below:

- (1) The proposed change will further and be consistent with the goals, objectives and policies of the comprehensive plan;
- (2) If the request is to change the land use designation of a specific property on the future land use map, the applicant must demonstrate either of the following:
 - (a) The existing land use designation was clearly made in error or due to an oversight;
 - (b) There has been a change in conditions since the plan was adopted/last amended; [and/or]
- (3) Any of the criteria listed in PMC 18.40.075.

Designation Criteria

The criteria for designating the City's land use designations are provided in *Table 3-6: Future Land Use Designation* in the Land Use Element of the City's Comprehensive Plan. Staff included the designation criteria that apply to each of the subject applications in a consolidated table provided at the end of this memo. Please reference the table for the designation criteria for each application.

APPLICATION INFORMATION

Map #1

Permit Number: L-20-0001
Applicant(s): Tyler Litzenberger, Vector Development Company
Proposal: Vector Development Company, on behalf of multiple property owners, requests a Comprehensive Plan amendment to convert eleven parcels totaling approximately 14.59 acres in size from the Moderate Density Residential (MDR) to Light Manufacturing/Warehousing (LM/W) land use designation. The subject parcels are located within the city's Urban Growth Area and are in the process of Annexation; therefore, the properties do not currently have assigned zoning designations.

Planning Commission Recommendation

Given the analysis in the staff report, required decision criteria and consideration of the surrounding site conditions, the Planning Commission, by a vote of 3-2 (one recusal), recommends **denial** of the requested land use designation amendment (i.e. recommends "Option C" in the staff report), based on the following:

Findings:

- **Comp Plan Policy:** Site access is from Freeman Rd E ('collector' roadway), but the roadway requires significant upgrades beyond the improvements that may be required with future redevelopment of the subject properties in order to support the proposed use; located between existing single-family residential development with no intervening transitional land use.
- **Change in conditions:** The majority of the Commission did not find that the funding and execution of WSDOT's SR 167 Completion Project within the next 10 years constituted a change of conditions in this area.

Map #2

Permit Number: L-20-0002
Applicant(s): Gil Hulsmann, Abbey Road Group
Proposal: Abbey Road Group, on behalf of ASH Development, has submitted a comprehensive plan map amendment proposal comprised of multiple components:

- a) The applicant requests to convert three parcels from the Auto Oriented Commercial (AOC) to High Density Residential (HDR) land use designation, and concurrently from the General Commercial (CG) to High Density Multi-Family Residential (RM-20) zoning designation.
- b) The applicant also requests the concurrent removal of the Shaw-East Pioneer Overlay (CG-SPO) from these three parcels.
- c) Additionally, the applicant requests removal of the CG-SPO from one parcel; no additional land use or zoning map amendments are proposed for this parcel.
- d) Note: A 2016 Comp Plan amendment pertained to the east half of this development site; this is referenced in the staff report as Parcel Group C and includes parcels 0420264053, 0420264054, 0420351066

Planning Commission Recommendation

Given the analysis in the staff report, the required decision criteria and consideration of surrounding site conditions, the planning commission recommends, by a vote of 5-0, **approval** of the requested land use and zoning designation amendment, based on the following:

Findings:

- Comp Plan Policy: Site orientation toward Shaw Road and East Pioneer (arterial access); location between existing commercial development results in compatible land uses; adequate utility infrastructure is present.
- Change in conditions: new signal/shared access infrastructure, build-out of surrounding commercial development, and city-wide need for housing and employment capacity.

Conditions:

- 1) The CG-SPO shall be removed only from the parcels redesignated to HDR but shall be retained on any parcel retaining the AOC designation.

Map #3

Permit Number: L-20-0003
Applicant(s): Gil Hulsmann, Abbey Road Group
Proposal: Abbey Road Group, on behalf of Cascade Shaw Development, requests a comprehensive plan amendment to convert one 9.11-acre parcel from a Low Density Residential (LDR) land use designation to a split designation of Auto Oriented Commercial (AOC) (approximately 20% of site) and High Density Residential (HDR) (approximately 80% of site) land use designations. Concurrently, the applicant requests a zoning amendment from Single-Family Residential (RS-08) to a split designation of General Commercial (CG) and Multi-Family Residential (RM-20) zoning.

Planning Commission Recommendation

Given the analysis in the staff report, the required decision criteria and consideration of surrounding site conditions, the planning commission recommends, by a 5-0 vote, **approval** of the requested land use and zoning designation amendment, based on the following:

Findings:

- Comp Plan Policy: Site orientation toward Shaw Road (arterial access); location between existing schools and commercial development, buffer from Deer Creek, and proposed multi-family zone acts as transition between land uses; adequate utility infrastructure is present.
- Change in conditions: new signal/shared access infrastructure, build-out of commercial development, sale by Cascade Christian Schools and relinquishing of CUP rights, and city-wide need for housing and employment capacity.

Conditions:

- 1) The easterly portion (~20%) of the site requested for commercial land use and zoning shall be zoned CB – Community Business, to be consistent with the commercial zoning of the parcels adjacent to the north; and
- 2) The easterly portion requested for commercial designation shall also have applied the relevant Shaw Pioneer Overlay (CB-SPO).

DESIGNATION	DESCRIPTION	DESIGNATION CRITERIA	DEVELOPMENT STANDARDS (if applicable)
Moderate Density Residential <i>Implementing Zone(s):</i> RM-10	Moderate density housing types providing economical and alternative housing choices that help transition between low density and higher density residential uses.	<ul style="list-style-type: none"> • Areas between single-family residential and more intense uses • Areas proximal to transportation corridors, including public transportation • Existing manufactured home parks • Urban infill areas in proximity to higher intensity uses • Inappropriate for areas with high volumes of through traffic and lacking urban levels of service • Inappropriate to be located next to a commercial or industrial designation 	<ul style="list-style-type: none"> a. Allowed Density: 9 to 14 dwelling units per acre b. Allow utilization of two or more housing types, including detached and attached homes, to maintain density while increasing visual diversity and character; c. Limit the number of units and size of attached housing to create or maintain neighborhood scale and character; d. Provide private outdoor living space for each dwelling unit; e. Reserve age appropriate active common open space within each development (e.g. tot lots, field game areas); f. Pedestrian path systems to link housing clusters and open spaces; and g. Provide amenities for mass transit transportation, including turn-outs for buses and shelters.
Light Manufacturing /Warehousing <i>Implementing Zone(s):</i> ML MR	Provide appropriately located areas for various manufacturing enterprises, warehousing and distribution operations, which provide employment opportunities and enhance the City's economic base while ensuring a high quality of life within the community.	<ul style="list-style-type: none"> • Areas readily accessible by primary transportation routes, including rail • Light Manufacturing areas shall generally include existing industrial developments and vacant land isolated from residential neighborhoods • Sites along rail corridors are generally suitable for intensive industrial uses, unless these areas are within highly visible corridors • This designation should be separated from existing and potential neighborhoods by an intervening transitional land use or significant buffer • Highly visible corridors, including community entrances, are most suitable for business/research park development 	

DESIGNATION	DESCRIPTION	DESIGNATION CRITERIA	DEVELOPMENT STANDARDS (if applicable)
High Density Residential <i>Implementing</i> Zone(s): RM-20 RM-CORE	High density multi-family housing types providing economical and alternative housing choices that help transition between low density residential and employment or commercial areas.	<ul style="list-style-type: none"> • Areas capable of being serviced with high capacity urban services and facilities concurrently with development • Adequate and efficient traffic circulation • Should have collector and arterial access and be in proximity to mass transit corridors • May be used for areas in proximity to employment or retail commercial areas as a transitional use • Should not be applied to areas adjacent to single-family residential areas without an intervening transitional land use or buffer 	<p>a. Allowed Density: 15 to 22 dwelling units per acre;</p> <ul style="list-style-type: none"> i. RM-Core shall have no density limit; limited only by site development (i.e. maximum building height, required setback, landscaping) and design standards. ii. Housing projects targeted to populations not requiring significant outdoor recreation and having low automobile usage (i.e. senior housing) may have densities exceeding 22 dwelling units per acre. Such developments should be located in close proximity to public transportation services, shopping or medical facilities. <p>b. Encourage utilization of two or more housing unit types to maintain density while increasing visual diversity and character;</p> <p>c. Encourage organization of structures around common courtyards or greens;</p> <p>d. Limit the number of units and size of attached housing and stacked apartments to create a neighborhood character;</p> <p>e. Require varied building facade features for stacked apartments, including setbacks, mixed heights, overhangs and projections;</p> <p>f. Encourage the incorporation of vertical circulation systems into and covered by the roof of the structure, rather than a series of steps or decks along one or more faces of the building;</p> <p>g. Retain an appropriate amount of the site as open space;</p> <p>h. Provide private outdoor living space for each dwelling unit;</p> <p>i. Reserve age appropriate active common open space within each development (e.g. tot lots, suitable areas for field games);</p> <p>j. Develop pedestrian path systems linking housing clusters and open spaces;</p> <p>k. Consider allowance of a reduction in parking requirements for high density residential projects incorporating adequate provisions for mass transit transportation;</p> <p>l. Consider increasing the percentage of compact parking spaces allowed within high density residential projects; and</p> <p>Provide amenities for mass transit transportation, including turn-outs for buses and shelters.</p>

DESIGNATION	DESCRIPTION	DESIGNATION CRITERIA	DEVELOPMENT STANDARDS (if applicable)
Auto Oriented Commercial <i>Implementing</i> Zone(s): CG CB CMX	Areas for retailing and other commercial services that serve the local community and surrounding market area.	<ul style="list-style-type: none"> • Areas which are highly accessible to automobiles at the intersections of and along heavily trafficked arterials • Nodal development of new commercial development and redevelopment is preferred • Discouraged for strip commercial areas without a focus • An intervening transitional land use or extensive buffer should separate high intensity commercial areas from single-family residential neighborhoods 	<ul style="list-style-type: none"> a. Encourage more efficient and intensive utilization of commercial land through mixed use development and shared parking; b. Encourage parking to be located behind or beside buildings within the CB zone; c. Encourage articulation and modulation of building forms; d. Encourage integration of pedestrian amenities into commercial projects including plazas, courtyards, and piazzas; e. Require that parking areas and property frontages be landscaped, including street trees; f. Encourage provision of mass transit transportation amenities including turn-outs for buses and shelters; and m. Encourage interconnected parking lots and pedestrian paths between commercial complexes.

DESIGNATION	DESCRIPTION	DESIGNATION CRITERIA	DEVELOPMENT STANDARDS (if applicable)
Low Density Residential <i>Implementing</i> Zone(s): RS-10 RS-08 RS-06 RS-04	Provide for low density residential neighborhoods on lands suitable for urban development. Provide opportunities for a variety of primarily detached single-family housing types, sizes, densities and affordability in a manner that is compatible with neighborhood character.	<ul style="list-style-type: none"> • Areas already characterized by low density single-family development • Areas developed as new residential areas with proximity to urban levels of service and facilities • Urban services and facilities, including sanitary sewer, shall be provided concurrently with newly developing sites • Inappropriate for areas with high volumes of through traffic • Inappropriate for transitional areas intended to enhance another land use designation 	a. Allowed Density: 4 to 8 dwelling units per acre <i>Development standards for residential development at 6 to 8 dwelling unit per acre:</i> b. Consideration of reduced setback requirements including allowance for zero-lot line development; c. Allow dwelling units to be attached at their garages along lot lines to maximize usable on-site open space; d. Encourage joint utilization of driveways to reduce the number of curb cuts; e. Consider parking requirements from two off-street spaces per unit to a sliding standard based upon the number of bedrooms within a residential structure; and a. Encourage utilization of an interconnected grid street system rather than discontinuous cul-de-sac system.

DESIGNATION	DESCRIPTION	DESIGNATION CRITERIA	DEVELOPMENT STANDARDS (if applicable)
High Density Residential <i>Implementing</i> Zone(s): RM-20 RM-CORE	High density multi-family housing types providing economical and alternative housing choices that help transition between low density residential and employment or commercial areas.	<ul style="list-style-type: none"> • Areas capable of being serviced with high capacity urban services and facilities concurrently with development • Adequate and efficient traffic circulation • Should have collector and arterial access and be in proximity to mass transit corridors • May be used for areas in proximity to employment or retail commercial areas as a transitional use • Should not be applied to areas adjacent to single-family residential areas without an intervening transitional land use or buffer 	<p>a. Allowed Density: 15 to 22 dwelling units per acre;</p> <ul style="list-style-type: none"> i. RM-Core shall have no density limit; limited only by site development (i.e. maximum building height, required setback, landscaping) and design standards. ii. Housing projects targeted to populations not requiring significant outdoor recreation and having low automobile usage (i.e. senior housing) may have densities exceeding 22 dwelling units per acre. Such developments should be located in close proximity to public transportation services, shopping or medical facilities. <p>b. Encourage utilization of two or more housing unit types to maintain density while increasing visual diversity and character;</p> <p>c. Encourage organization of structures around common courtyards or greens;</p> <p>d. Limit the number of units and size of attached housing and stacked apartments to create a neighborhood character;</p> <p>e. Require varied building facade features for stacked apartments, including setbacks, mixed heights, overhangs and projections;</p> <p>f. Encourage the incorporation of vertical circulation systems into and covered by the roof of the structure, rather than a series of steps or decks along one or more faces of the building;</p> <p>g. Retain an appropriate amount of the site as open space;</p> <p>h. Provide private outdoor living space for each dwelling unit;</p> <p>i. Reserve age appropriate active common open space within each development (e.g. tot lots, suitable areas for field games);</p> <p>j. Develop pedestrian path systems linking housing clusters and open spaces;</p> <p>k. Consider allowance of a reduction in parking requirements for high density residential projects incorporating adequate provisions for mass transit transportation;</p> <p>l. Consider increasing the percentage of compact parking spaces allowed within high density residential projects; and</p> <p>Provide amenities for mass transit transportation, including turn-outs for buses and shelters.</p>

DESIGNATION	DESCRIPTION	DESIGNATION CRITERIA	DEVELOPMENT STANDARDS (if applicable)
Auto Oriented Commercial <i>Implementing</i> Zone(s): CG CB CMX	Areas for retailing and other commercial services that serve the local community and surrounding market area.	<ul style="list-style-type: none"> • Areas which are highly accessible to automobiles at the intersections of and along heavily trafficked arterials • Nodal development of new commercial development and redevelopment is preferred • Discouraged for strip commercial areas without a focus • An intervening transitional land use or extensive buffer should separate high intensity commercial areas from single-family residential neighborhoods 	<ul style="list-style-type: none"> a. Encourage more efficient and intensive utilization of commercial land through mixed use development and shared parking; b. Encourage parking to be located behind or beside buildings within the CB zone; c. Encourage articulation and modulation of building forms; d. Encourage integration of pedestrian amenities into commercial projects including plazas, courtyards, and piazzas; e. Require that parking areas and property frontages be landscaped, including street trees; f. Encourage provision of mass transit transportation amenities including turn-outs for buses and shelters; and m. Encourage interconnected parking lots and pedestrian paths between commercial complexes.



CITY OF PUYALLUP
Development & Permitting Services
333 S. Meridian
Puyallup, WA 98371

Attachment C

To: City Council
From: Kendall Wals, Planning Division

RE: Comprehensive Plan Map Amendment – L-20-0001

Hearing Date: November 10, 2020

The City will consider three privately initiated map amendment applications as part of the 2020 Comprehensive Plan Update cycle. This staff report summarizes one of the map amendment applications received, application L-20-0001, including required decision criteria, staff analysis and additional considerations.

APPLICATION INFORMATION

Permit Number: L-20-0001
Applicant(s): Vector Development Company
Property Owners: Richard Johnson, Alisha & Jereme Lane, Dale Volk, Robert R. Annon, Mike Galloway, Dennis Grellis, Sam Keaton, Dale & Wendy Shadle, Michael & Teresa O'Connor
Site Address: 8218, 8305, 8315 49th St E;
8307 52nd St E;
4801, 4815, 4823, 4827, 4917, 4923, 5117 Freeman Rd E
Parcel Number: 042020 -1027, -1034, -1039, -1040, -1042, -1045, -1052, -1066, -1101, -5003, -5016

PROPOSAL

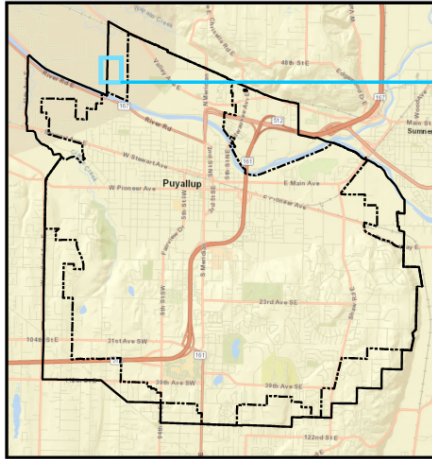
Vector Development Company, on behalf of multiple private property owners, requests a Comprehensive Plan amendment to convert eleven parcels totaling approximately 14.59 acres in size from the Moderate Density Residential (MDR) to Light Manufacturing/Warehousing (LM/W) land use designation.

The subject properties are located within the “Freeman Road Annexation” area, which is currently being processed by the City of Puyallup. The annexation area is an island of unincorporated Pierce County, bordered by the City of Puyallup to the East and South, City of Fife to the West, and the City of Edgewood to the North.

Zoning designations are applied to properties upon annexation; therefore, the subject properties currently do not have zoning at this time. The City Council will consider pre-annexation zoning and the annexation at a future date, separate from the subject Comp. Plan map amendment proposal.

VICINITY MAP

- Subject Properties
- City Limits
- Urban Growth Area

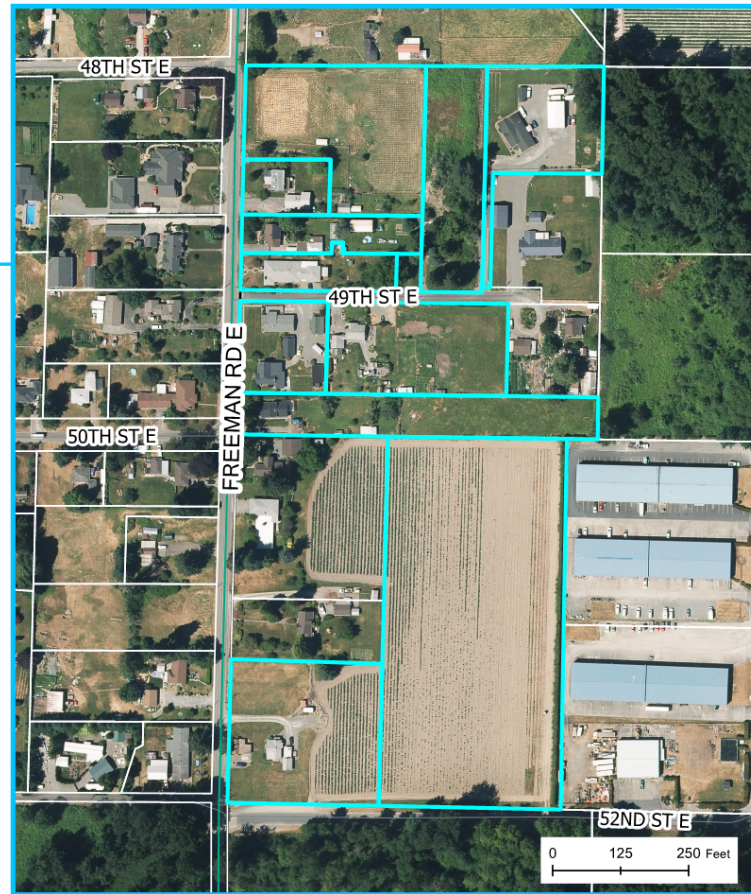


City of Puyallup
Development &
Permitting Services

Date: 8/12/2020



The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.



Path: H:\kwal\2020CompPlanAmend\L-20-0001VicinityMap.mxd

SITE AND AREA CHARACTERISTICS

The subject parcels are located east of Freeman Road E, south of 48th Street E and north of 52nd Street E. The parcels include existing single-family residential and agricultural uses.

Proximity to Site	Puyallup Land Use Designation(s)	Pierce County Land Use Designation(s)	Current Use
North	Light Manufacturing/ Warehousing (LM/W)	Employment Center (EC)	Single family residential, agricultural and warehouse uses, and vacant land.
South	Moderate Density Residential (MDR) & Public Facilities (PF)	Employment Center (EC)	Vacant land
East	MDR & LM/W	Employment Center (EC)	Single family residential and business park uses, and vacant land.
West	MDR*	Employment Center (EC)	Single-family residential uses and vacant land.

*The parcels located on the west side of Freeman Rd E are within the City of Fife's jurisdiction. Those parcels south of 48th St E are designated Medium Density Residential, and parcels north of 48th St E are designated Mixed Medium Density Residential/Commercial or Industrial. The properties within this area are also located within the Puyallup Tribal Reservation. Tribal Member Trust land is also located on the northwest corner of 48th St E and Freeman Rd E as well as north and west of the subject area. As a result, the Puyallup Tribe of Indians predominately holds regulatory jurisdiction over the land use/zoning of those properties.

Critical Areas: based on the City's GIS mapping information and information from other agencies, the following are the types of potential critical areas on or adjacent to the subject parcels: historic and cultural resources; wetlands; critical aquifer recharge areas; category I stream (Puyallup River) and category II stream (Wapato Creek); fish and wildlife habitat; Shoreline Master Program; volcanic hazard area; and Pierce County's Regulated Floodplain (Puyallup seclusion zone).

As mentioned, the area is located within the Puyallup Tribal Reservation, and in consultation with Tribal staff, the subject area has known potential for cultural resources. At the time of specific site development review, a cultural resources survey will likely be required.

The parcels are currently located within a regulated floodplain delineated by Pierce County. However, upon annexation, the parcels will be regulated to the City of Puyallup's adopted floodplain regulations and floodplain maps. In 2017, both Pierce County and the City of Puyallup adopted the updated countywide floodplain study and mapping issued by the Federal Emergency Management Agency (FEMA). The 2017 floodplain maps indicate the properties are located within a zone FEMA designates as a "seclusion area" which is an area protected by a levee which does not provide "100-year" level of protection (non-certified levee). FEMA is continuing to develop a policy on the level of protection provided by a non-certified levee. Once the policy is defined, the seclusion area will be re-studied and the associated flood hazard, if any, will then be updated by FEMA.

As a result, properties located within the FEMA designated seclusion area are regulated to the historical floodplain maps previously adopted by the local jurisdiction (prior to adoption of the 2017 floodplain study and maps). However, Pierce County has chosen to regulate potential flood-prone areas to a higher standard (the draft FEMA mapping which treated non-certified levees as if they weren't there) than currently required by FEMA, which results in a different floodplain area than shown on the historical maps. Based on the City of Puyallup's historical floodplain maps for this area, the subject properties will not be considered to be within a regulated floodplain.

As noted above, there are other potential critical areas nearby (e.g. wetland, stream, etc.) that may affect the buildable envelopes of the subject properties. Those critical areas would be further reviewed at the time of a specific site development proposal.

Transportation: the subject properties receive primary access from Freeman Road E, which is entirely within the City of Fife's public right-of-way and serves as a North-South connection between Valley Ave E and N Levee Rd. Freeman Rd E has a functional class of collector street but is not a designated Truck Route per the City of Fife's Truck Routes map.

The Washington State Department of Transportation (WSDOT) is implementing the State Route 167 Completion Project, in which Stage 2 of the project will construct four miles of new highway between Meridian Avenue and I-5 as well as several new interchanges. The project will be constructed within the vicinity of the subject properties. As a result, WSDOT has been purchasing properties for the future extension and currently owns eight parcels within the vicinity, three of which are located to the immediate east of the subject area.

Utilities: the area is located within the City’s water and sewer service areas. However, such public utility infrastructure is currently not available within the immediate area; the subject parcels currently utilize septic systems and wells for water service. The City of Puyallup’s comprehensive sewer and water plans contemplate and plan for future extensions of utilities to serve the area, therefore, there would be capacity for future development. As an alternative, interlocal agreements may also be explored to allow services to be provided by other service providers (e.g. adjacent jurisdictions).

DESIGN, LAND USE, AND COMMUNITY CONSIDERATIONS

Property Development Standards: A change in land use designation from MDR to LM/W would allow the subject properties to be zoned ML (Limited Manufacturing) upon annexation, rather than RM-10 (medium density multiple-family residential), which is the implementing zone of the MDR land use designation. The RM-10 zone would allow multi-family residential uses at heights of up to 28 feet (and potential height bonuses), with front/rear yard setbacks of 15 feet, three-foot interior side yard setbacks, and maximum lot coverage of 60%.

Structural heights in the ML zone (implementing zone district for LM/W) are distinctly different with a maximum of 50 feet, with staggering height to setback standards for the first 35 feet from public streets and residential zones. The ML zone has a front yard setback standard of 20 feet, zero-foot rear and interior side yard setbacks, and a slightly increased permitted lot coverage standard of 65%. The manufacturing designation would allow for greater building mass than a building permitted under the multi-family residential zone. The proposed designation would allow reduced setbacks, and an increase in lot coverage, floor area ratio and building height. Landscape buffering requirements and applicable design standards are applied based on proposed use, zoning, and adjacent zoning.

Design Review/Landscaping: Both multi-family residential development and industrial development are subject to the city’s design review code (PMC 20.26). The property development standards for the ML zone also requires a 35-foot landscaped setback buffer along any common boundary with a property zoned single-family, multi-family, or a planned residential development. Further the zone transition standards of the design review chapter require additional buffering and restricted building heights for boundaries of nonresidential development and residential uses.

Land Use Compatibility: The proposed LM/W land use designation would allow for larger-scale buildings of a different intensity and use (e.g. manufacturing, warehousing, business park, etc.) than would occur in the existing MDR designation which would allow multi-family development (e.g. duplexes, triplexes, fourplexes and townhouses, etc.). The proposed change in land use would result in new uses of a potentially different scale and appearance than the multi-family residential designation that would be applied to the properties upon annexation into City limits, with associated impacts such as noise, activity levels, massing, etc. The city’s performance standards for manufacturing zones could mitigate potential impacts through the landscape buffering standards and height/setback standards within portions of the site that are abutting residential zones. The amendment as proposed would leave remaining single-family residential properties immediately abutting the proposed LM/W designation.

Intensity of Development: In review of the potential residential density build out under the existing MDR designation, and, in contrast, the potential employee generation that could be anticipated for a future industrial development, it appears the industrial development would result in less employee generation than number of residential dwelling units. It is estimated that future development build out under the current MDR designation could allow for approximately 146-204 dwelling units, which would also depend on density bonuses applied and potential critical area impacts. The industrial designation

would be a presumed increase of approximately 120 employees, as none would be anticipated under the current residential designation.

Transportation: As noted in the prior section, the Freeman Rd E ('collector street') serves as the primary access road for the subject properties and is currently undersized. Fife's standard street sections for collector streets require a 70-foot right-of-way width, which includes two travel lanes, a middle turn lane or bioretention swale, bike lanes, planter strip or bioretention swale, and pedestrian sidewalk facilities. Based on GIS information, the existing roadway appears to be approximately 20 feet wide and the existing public right-of-way width for the segment of Freeman Rd E (south of Valley Ave) ranges from approximately 30 feet to 50 feet in width along the corridor.

Freeman Road is in the City of Fife's long-range transportation plan, and a placeholder project is identified on Fife's six-year transportation improvement program (TIP). However, Fife has no funded or programmed publicly funded improvements for Freeman Road currently on its six-year TIP. According to the City of Fife's 2021-2026 Transportation Improvement Program, adopted June 23, 2020, Freeman Road improvements are listed as priority number 40, with a budget of \$1,000; the City of Fife has explained that this is a placeholder for some future elevation of priority and designation of funding. In addition, at this time WSDOT is not to the point of detailed design for the new proposed interchange at Valley Avenue, therefore, future improvements closer to the Valley Avenue and Freeman Rd intersection as part of the SR 167 extension are unknown at this time.

The Washington State Department of Transportation (WSDOT) is implementing the State Route 167 Completion Project, in which Stage 2 of the project will construct four miles of new highway between Meridian Avenue and I-5 as well as several new interchanges. Construction of Phase 2 is targeted to begin in 2024 and is anticipated to take four and half years to complete per WSDOT's project timeline. The project will be constructed within the vicinity of the subject properties. As a result, WSDOT has been purchasing properties for the future extension and currently owns eight parcels within the vicinity, three of which are located to the immediate east of the subject area.

COMPLIANCE WITH DECISION CRITERIA

In response to the criteria described in the Puyallup Municipal Code (PMC).

PMC 18.40.071:

1) The proposed change will further and be consistent with the goals, objectives and policies of the comprehensive plan.

The applicant describes in their application that the proposed comprehensive plan map amendment would support the City's goals of bolstering local economic development opportunities and ensuring the local land supply and development standards support business opportunities by providing more opportunity for local business to expand in Puyallup. They also note that the change to LM/W would more appropriately fit the subject area due to the proximity of the future SR 167 highway completion project and the other industrial development within a half mile radius. The applicant also contends that the proposal will be consistent with Pierce County's existing land use and zoning designation, Employment Center (EC), but with less intense manufacturing uses per the City's zoning allowances.

Staff Analysis:

- Staff acknowledges that the subject properties generally meet some of the criteria for the LM/W land use designation in that the roadway accessed by the properties is designated a roadway with a functional class of a "collector street" (Freeman Rd E). However, staff has concerns with

the fact that the current conditions of Freeman Rd are substandard, and the City of Fife does not have short term plans to upgrade the roadway.

- Staff also has concerns regarding impacts this LM/W designation could have on the remaining residentially designated properties. The LM/W designation criteria notes that this land use should be separated from existing and potential neighborhoods by an intervening transitional land use or significant buffer. If approved, the proposed amendment would leave five parcels with the MDR designation surrounded by LM/W without an intervening land use. However, the performance standards of the Limited Manufacturing (ML) zoning designation would require future development to install a 35-foot landscape buffer along the site's common boundaries with residential zones.
- Furthermore, there are existing residential uses to the West of Freeman Road, within the City of Fife's jurisdiction, which will remain with a multi-family residential zoning designation per the City of Fife's long-range plans.

2) If the request is to change the land use designation of a specific property on the future land use map, the applicant must demonstrate either of the following:

(b) There has been a change in conditions since the plan was adopted/last amended;

The applicant contends that there has been a change in conditions since the plan was last amended due to the execution of the SR 167 Completion Project, which is expected to be completed in the next 10 years. The applicant argues that the fact that WSDOT has purchased property for the alignment of the SR 167 extension, and that the project is fully funded for construction, are also changes in conditions. Furthermore, the vast majority of land north of the Puyallup River and west of North Meridian is designated LM/W and the proposed amendment would provide consistency with the existing land use designation within the vicinity and would be more appropriate adjacent to the WSDOT freeway.

Staff Analysis:

- In 1994, the City of Puyallup adopted its first Comprehensive Plan which established land use designations for all properties within the City's Urban Growth Area (UGA). At that time, the subject properties (and the other properties currently designated Moderate Density Residential) were initially designated Light Manufacturing/Warehousing (LM/W) for clustered, high efficiency land utilization. However, the subject area was redesignated to the current Moderate Density Residential designation in 1996.
- The extension of SR 167 from Meridian to I-5 has been a planned regional transportation project since the early 1990s and has been considered, at a high level, as part of previous redesignation actions in this area.
- Staff acknowledges that the SR 167 completion project, and the associated land acquisition, could be considered a change in conditions since the plan was last amended and provides the additional analysis for Commission consideration within the recommendation options section of this staff report.

OVERALL CONSIDERATIONS

Below are some considerations regarding this request:

- The site is located within the Puyallup Reservation; therefore, the City of Puyallup has an obligation to engage with the Puyallup Tribe of Indians regarding the proposed land use changes

in the area. The Puyallup Tribe staff have expressed concerns regarding the change of use to industrial development in this area as it is Tribal Reservation land and reduces housing opportunity for their tribal membership on the Reservation. The Tribe has also expressed concerns regarding impacts to nearby Tribal Trust Land, cultural resources, water quality, and critical areas within the subject area.

- The subject properties have existing single-family residential uses located immediately adjacent, as well as on the west side of Freeman Road E in the City of Fife's jurisdiction, without an existing intervening transitional land use or buffer. Furthermore, if the application were approved, the location of the subject parcels would create "pockets" of the existing MDR designation in this area and not provide a uniform land use pattern between the proposed LM/W designation and the existing MDR.
- The existing MDR land use designation applied to the subject properties also doesn't appear to completely meet the designation criteria due to the existing conditions of the area.
- WSDOT's SR 167 Completion Project is planned to construct the highway extension within the vicinity of the subject properties within the next 10 years.
- Union Pacific Railroad exists to the north near Valley Ave E, but is not directly accessible from the subject properties. Freeman Road E is currently an undersized roadway and not currently suitable for truck transportation.
- Under current Pierce County jurisdiction, the area is designated with an Employment Center (EC) land use designation, which currently allows for industrial uses. The area is also regulated by the Pierce County's adopted floodplain maps, which provide a higher level of flood protection for development in this area.
- Existing business park and industrial uses are located within a quarter mile of the subject properties.
- Existing City water and sewer infrastructure has not been extended within the immediate vicinity. Interlocal agreements could be explored to allow services to be provided by other service providers (e.g. adjacent jurisdictions).
- Lastly, the subject properties, and others in the immediate area, have been designated with the Moderate Density Residential designation for 23 years. It is staff's understanding that redevelopment interest to the MDR uses under City annexation has not been sought out in the last ten years, if not more. Due to the existing conditions of the Freeman Road and the utility infrastructure in this area, any redevelopment will likely require lot consolidation and financial investment in order to complete the improvements necessary and make a project feasible under either the MDR or LM/W land use designation.

RECOMMENDATION OPTIONS

A) Redesignate to LM/W – Light Manufacturing/Warehousing – per the applicant's request

The following provides analysis to be considered with this option:

- The applicant's contention provided in the analysis above regarding consistency with Comp. Plan policies and the points regarding WSDOT's land purchase and funding for the SR 167 Completion Project that's planned to be completed in the next 10 years.

- The extension of SR 167 from Meridian to I-5 has been a planned regional transportation project since the early 1990s and has been considered, at a high level, as part of previous redesignation actions in this area. The 1994 Comp. Plan Land Use Map shows an anticipated route for the SR 167 extension and in the 1996 Comp. Plan Amendment, the staff analysis notes that within the vicinity there are larger parcels that will be closer to the eventual extension of SR 167 and those along Freeman are smaller and feature residential uses.
- The staff analysis from the 1996 Comp. Plan Amendment also notes that “allowing incremental industrial development along Freeman may have a negative impact on remaining residences, many which, due to the small size of the property, may have a difficult time converting to industrial use.” Another potential change in conditions could be the fact that the current proponent for the Comp. Plan map amendment is the developer and it is anticipated that, through this action, the developer would pursue a consolidated development proposal, whereas previously there was a concern regarding the feasibility of the smaller lots converting to industrial.
- The property acquisition completed by WSDOT in the last year and a half for the SR 167 completion project may also be considered as a potential change in conditions. WSDOT now owns eight (8) parcels, totaling just under 40 acres, within the vicinity of the proposed amendment. Six out of the eight parcels have been acquired in 2019-2020 per the Pierce County Assessor-Treasurer’s parcel information. In addition, as WSDOT staff presented to the Commission in August, the project has been largely funded in 2015 through the Connecting Washington funds, and other funding contributions (e.g. tolling, grants, local contributions, etc.).
- With this area currently being under Pierce County’s jurisdiction and designated as Employment Center (EC), the County has been counting these properties as employment generating property, as opposed to housing capacity, for the County’s Buildable Lands analysis. If the properties were redesignated to LM/W, the land uses for these properties would be consistent with Pierce County’s long-range plans.
- The eight parcels under WSDOT ownership have been designated with the LM/W designation since 1994. The change in ownership likely eliminates the development potential of almost 40 acres of existing LM/W in the City’s urban growth area (UGA). As a result, the reduced redevelopment potential would reduce the employment potential upon annexation if the current land use designation is maintained.
- Since the subject area is located within the City’s UGA, but not within city limits, the existing parcels under MDR have not been counted towards the city’s Buildable Lands assumptions for housing capacity. If this application and the other two 2020 Comp. Plan Amendment applications were approved, there would be a balance of housing capacity and an increase of employment.
- Staff acknowledges that the subject properties generally meet some of the criteria for the LM/W land use designation in that the roadway accessed by the properties is designated with a functional class of a “collector street” (Freeman Rd E). However, the current conditions of Freeman Rd are substandard and the City of Fife does not have short term plans to upgrade the roadway.
- The proposed map amendment would redesignate parcels located approximately 2,500 feet south of the Freeman Rd E and Valley Avenue E intersection. Along the northern portion of

this segment of Freeman Rd E (North of 48th St E), Washington State Department of Transportation (WSDOT) owns six properties which abut the Freeman Rd right-of-way. The remaining 10 parcels are owned by other parties; two are Tribal Trust land, one is owned by the Puyallup School District and another is owned by the City of Fife. It is unclear how the roadway will be improved to support the proposed use at the southern end of Freeman Rd.

- Staff also has concerns regarding impacts this LM/W designation could have on the remaining residentially designated properties. The LM/W designation criteria notes that the land use should be separated from existing and potential neighborhoods by an intervening transitional land use or significant buffer. The proposed amendment would leave five parcels with the MDR designation surrounded by LM/W without an intervening land use. However, the performance standards of the Limited Manufacturing (ML) zoning designation would require future development to install a 35-foot landscape buffer along the site's common boundaries with residential zones. City of Fife's existing residential land use to the west of Freeman Rd are not being considered for amendments at this time.

B) Redesignate to LM/W – Light Manufacturing/Warehousing – per the application request, including adjacent MDR parcels

When considering approval of this application, the remaining MDR-designated parcels could also be considered for redesignation. The following provides some additional analysis applicable to this option:

- In addition to the analysis provided under option A, this secondary approval option could alleviate some concern regarding the lack of uniform land use pattern the applicant's proposal would create.
- By also redesignating the adjacent properties, which are privately-owned (some containing existing single-family uses), this action would eliminate the zoning code requirement of a 35-foot landscape buffer between nonresidential development and residential zones. The existing single-family residential uses would be considered legal non-conforming uses.
- The Planning Commission received a written comment in advance of the August 26th meeting from Lavon and Craig Westby, in which the private property owner asked that their property located at 8319 49th St E be considered for redesignation from MDR to LM/W if the application were approved.
- Through staff's communication with adjacent property owners and public input provided during the Planning Commission's review, there may not be support from the other adjacent property owners to convert to LM/W.

C) Maintain existing MDR – Moderate Density Residential:

The following should be considered for the option of maintaining the existing MDR land use designation:

- The current MDR land use designation applied to the subject properties also doesn't appear to fully meet the designation criteria of the subject area due to the following conditions:
 - The subject properties are not located in an area proximal to transportation corridors or public transportation;
 - The area appears to contain higher volumes of through-traffic and currently lacks urban levels of service; and,
 - The designation is currently applied adjacent to an industrial designation.

- Retaining the MDR designation would retain residential development opportunities on the Puyallup Tribal Reservation.
- Maintaining the subject properties as MDR would increase the city's Buildable Lands housing capacity by approximately 146-204 dwelling units upon annexation.
- Residential style development typically requires more utility infrastructure than the proposed manufacturing use, which could continue to present a challenge for redevelopment in this area.
- With the differing floodplain regulations between the City and County described earlier in this staff report, redeveloping this area into moderate density residential uses may not be the best use from a public safety standpoint.

PLANNING COMMISSION RECOMMENDATION

Given the above analysis, required decision criteria and consideration of the surrounding site conditions, the Planning Commission, by a vote of 3-2 (one recusal), recommends **denial** of the requested land use designation amendment (i.e. recommends "Option C" above), based on the following:

Findings:

- Comp Plan Policy: Site access is from Freeman Rd E ('collector' roadway), but the roadway requires significant upgrades beyond the improvements that may be required with future redevelopment of the subject properties in order to support the proposed use; located between existing single-family residential development with no intervening transitional land use.
- Change in conditions: The majority of the Commission did not find that the funding and execution of WSDOT's SR 167 Completion Project within the next 10 years constituted a change of conditions in this area.

Comprehensive Plan Goals and Policies
Freeman Rd Comp. Plan Map Amendment Application #L-20-0001

LAND USE ELEMENT

LU - 2 Provide sufficient mix of land uses in a compact built environment that promote walking, biking, and using transit to access goods, services, education, employment, and recreation.

LU - 2.3 Promote economic development projects which contribute to making Puyallup a major employment center.

LU - 3 Ensure that adequate land areas are provided to accommodate projected growth and provide opportunities for economic development activities, while protecting open space and natural resources.

LU - 3.1 Designate sufficient land area at a variety of densities for residential uses to accommodate a projected city population of 50,000 in 2030.

LU - 3.2 Encourage industrial and ancillary retail/personal service uses where suitable infrastructure exists, which support Puyallup's role as a major employment center in east Pierce County.

LU - 4 Promote efficient land use patterns where levels of urban services are adequate.

LU - 5 Promote urban intensity infill development by the provision of urban levels of service.

LU - 5.1 Designate land use and intensity considering the availability of adequate public facilities and the patterns of surrounding uses.

LU - 5.2 Sanitary sewer service shall be the appropriate urban level of service for residential development on parcels smaller than one acre, for all new industrial development and commercial development.

LU - 10 Preserve the character of existing residential neighborhoods, and encourage new development of low to moderate densities, while focusing higher densities in urban centers.

LU - 13 Designate medium density residential areas in the city, allowing 9-14 dwelling units per acre.

LU - 13.1 Medium density residential may allow single-family dwelling units, manufactured home parks, duplexes, triplexes, townhouses, and cottage housing.

LU - 13.2 Attached housing should be limited in the number of units per structure in keeping with the existing neighborhood character and scale, regardless of density. Encourage moderate density residential projects to utilize innovative approaches to retain significant on-site vegetation, orient clustered development parallel to the contour of the land form, provide reduced parking and provide age appropriate active community open space.

LU - 21 Provide industrial, business and research centers that promote economic growth, provide living wage jobs and meet the employment growth targets set by Pierce County Planning Policies.

LU - 21.1 Ensure adequate public facilities, services and infrastructure are provided on a phased basis to areas designated for industrial development.

LU - 22 Designate and establish standards for clean industrial, manufacturing and distribution uses.

LU - 22.3 Buffer industrial areas from single-family residential zones through the use of extensive vegetative buffers or landscaped berms.

LU - 22.5 If agricultural lands are converted to industrial uses, they should be phased in a manner that provides high employee generation and visual amenities.

Comprehensive Plan Goals and Policies

Freeman Rd Comp. Plan Map Amendment Application #L-20-0001

LU - 27 Encourage and support agricultural activities on prime farmland soils to remain as long as they are viable.

LU - 35 Protect lives, property and improvements from flood hazards.

LU - 35.4 Identify appropriate uses within floodplains that are least likely to be impacted by 100 and 500 year flood events.

HOUSING ELEMENT

H - 1 Maintain and protect the character of established residential neighborhoods.

H - 1.2 Encourage infill housing that is compatible with surrounding housing types and in scale and character with the existing residential neighborhood.

H - 3 Promote a variety of residential densities and housing types to ensure a wide range of living accommodation choices for all life stages and households in the City.

H - 3.2 Ensure that adequate land is designated for a variety of housing densities and types, in particular medium density housing, on the City's Comprehensive Plan Land Use Map.

COMMUNITY CHARACTER ELEMENT

CC - 1 Puyallup is a community of inviting neighborhoods and vibrant business districts that honors its established neighborhood character.

CC - 1.1 Maintain the identity and character of established residential neighborhoods through appropriate landscaping and site design of new developments and infill projects.

CC - 1.3 Create a sensitive interface between residential and non-residential areas through various measures such as setbacks, screening, vegetative buffering and shielded lighting.

CC - 1.6 Encourage industrial development projects which complement and contribute positively to the character of the community through sensitive site design, buffering from adjacent uses, and facilitation/acknowledgement of the pedestrian experience.

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 - 2.3 Buffer the visual and noise impact on residential areas of commercial, office, industrial, and institutional development.

CC - 7 Historic properties, which are significant because of architectural appearance or associated with historic figures or events, are preserved.

CC - 7.8 Work cooperatively with other jurisdictions, agencies, organizations and property owners, specifically including local Tribal entities and the Department of Archaeology and Historic Preservation, to identify and preserve historic resources.

CC - 11 Citizens receive minimal exposure to the harmful physiological and psychological effects of excessive noise.

CC - 11.2 Mitigate the impacts of pre-existing generators of noise upon new development within the community, such as along major transportation corridors (e.g., frontages of highways and railroad tracks) or near other major noise generators; residential and commercial development may be required to mitigate the impacts of noise on new development through design and siting.

Comprehensive Plan Goals and Policies

Freeman Rd Comp. Plan Map Amendment Application #L-20-0001

TRANSPORTATION ELEMENT

T - 2 Protect safety and quality of life. Puyallup's small town feel and walkable downtown are amenities that residents prize. The projects and strategies identified in this plan should complement the character of Puyallup's neighborhoods and prioritize projects that make the system more comfortable, convenient, and safe.

T- 2.2 Protect quality of life in residential areas. (...)

T - 3 Build a transportation network that links with Puyallup's land use goals. *The City is planning to accommodate 50,000 residents by 2030, as well as attract jobs that will help Puyallup be a complete community. The Land Use element of this Comprehensive Plan lays out where this growth will occur, including within the City's two regional growth centers – Downtown and South Hill. This Transportation Element seeks to build a transportation system that accommodates the City's future land use vision.*

T- 3.1 Ensure consistency between land use and the associated transportation system.

- a. Coordinate land use and transportation plans and policies to ensure they are mutually supportive.
- b. Implement transportation projects that reflect the intensity of the surrounding land uses and the classification of the associated roadway.



CITY OF PUYALLUP
Development & Permitting Services
333 S. Meridian
Puyallup, WA 98371

Attachment D

To: City Council

From: Katie Baker, AICP, Planning Division

RE: Comprehensive Plan Map Amendments – L-20-0002

Hearing Date: November 10, 2020

The City will consider three privately initiated map amendment applications as part of the 2020 Comprehensive Plan Update cycle. This staff report summarizes one of the map amendment applications received, application L-20-0002, and includes required decision criteria, analysis, and staff recommendation.

APPLICATION INFORMATION

Permit Number: L-20-0002

Applicant(s): Gil Hulsmann, Abbey Road Group

Property Owner: Greg Helle, APA Development

Site Address: SE corner of Shaw Road & East Pioneer

Parcel Number: Parcel A: 0420264021; Parcel Group B: 0420351030, 0420351029, 0420351026;

Additional Information: A 2016 Comp Plan amendment pertained to the east half of this development site, referenced here as Parcel Group C: 0420264053, 0420264054, 0420351066, but not part of this application.

PROPOSAL

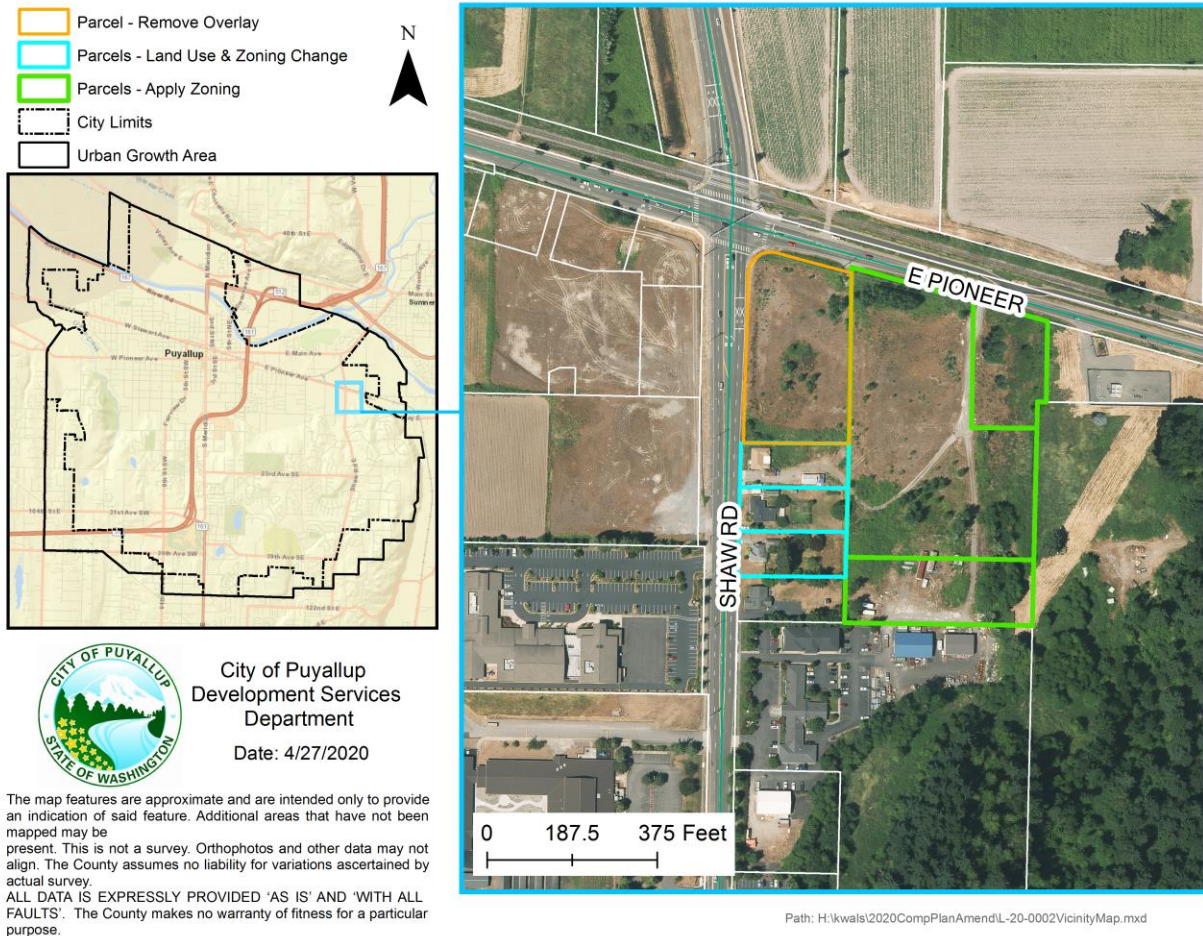
Abbey Road Group, on behalf of APA Development, has submitted a comprehensive plan map amendment proposal comprised of multiple components.

- The applicant requests to convert three parcels (Parcel Group B; outlined in blue on Vicinity Map on page 2) from the Auto Oriented Commercial (AOC) to High Density Residential (HDR) land use designation, and concurrently from the General Commercial (CG) to High Density Multi-Family Residential (RM-20) zoning designation.
- The applicant requests the concurrent removal of the Shaw-East Pioneer Overlay (CG-SPO) from these three parcels.
- Additionally, the applicant requests removal of the CG-SPO from one parcel (Parcel A; outlined in orange on Vicinity Map); no additional land use or zoning map amendments are proposed for this parcel.

Process and Prior Application: The applicant has consistently treated all commonly owned parcels (seven parcels in total) as a unified future development site and has submitted the request outlined above as one consolidated application for the Planning Commission's consideration and recommendation to City Council.

All discussions with the applicant as to future site development potential have considered the entirety of the site, which includes the four parcels noted above as well as three parcels immediately to the east (Parcel Group C; outlined in green on Vicinity Map below). In 2016, the applicant submitted a comprehensive plan map amendment pertaining to those three parcels. At that time, the City Council approved Ordinance 3131, which amended the future land use designation from AOC to HDR but held the companion zoning amendment to a later time, intending it to be processed with a development agreement. The applicant has continued to work with City staff on that development agreement, and now desires to process the finalization of that zoning map amendment at the same time as consideration of this current application.

VICINITY MAP



SITE AND AREA CHARACTERISTICS

The subject parcels are located at the southeast corner of the intersection of Shaw Road and East Pioneer. Previously, there were single family homes located on each of the three parcels (Group B); these structures have recently been demolished and the site is now vacant. Adjacent land use designations and current use of parcels are described in the following table.

Proximity to Site	Existing Land Use Designation(s)	Existing Zoning Designation(s)	Current Use
North	AOC	CMX	Railroad spur; vacant commercial property
South	AOC LM/W RBR	CG ML RS-35	Commercial offices; maintenance shop; vacant property
East	LDR	RS-10	Vacant residential property; Northwest Pipeline
West	AOC LDR	CB RS-08	Commercial development; vacant property; private school

The three parcels (Group B) proposed for land use and zoning map amendments have been designated Auto Oriented Commercial going back at least as far as the 1994 Comprehensive Plan. The Shaw-East Pioneer Overlay was applied to all four parcels (A and B) in question, as well as the adjacent three parcels (Group C) that make up the full development site, in 2009.

Critical Areas: Potential critical areas on or adjacent to the subject site include wetlands, flood zone, aquifer recharge area, geologic hazard area, and volcanic hazard area.

Any future site development application will require updated wetland and geotechnical reports to analyze the potential for impacts or limitations of development from those on-site or near-by critical areas. The site is also within the designated flood plain; however, the applicant is currently pursuing a flood study to apply for a letter of map amendment for the site. If the site becomes a designated flood plain, future development will need to complete a biological assessment for endangered species and provide compensatory storage onsite. While these requirements may present hurdles for future development, they are not outright prohibitive. The Northwest Pipeline cuts across the southeast corner of the development site, though does not impact the parcels specific to this application.

Access: The site is situated at the southeast corner of Shaw Road and East Pioneer. All four of the parcels abut Shaw Road, which is a five-lane major arterial; the northernmost parcel (A) also abuts East Pioneer, which is a two-lane major arterial. Across from the site, on the north side of East Pioneer, is a trail known as the JEB-III-Link, which connects to the Foothills Trail and Van Lierop Park to the east, and to the Shaw Road Overpass and Riverwalk Trail to the west and north.

Utilities: This property is located within the City's water and sewer service areas. A water main is extended along the Shaw Road frontage abutting this property. The changes in land use designation resulting in development of housing rather than commercial uses would be anticipated to have minimal impacts to the water system and capacity to serve in this area.

A sewer main is also extended along the Shaw Road frontage. A new sewer lift station was recently constructed as part of the Pioneer Crossing development project to the northwest that was sized for the sewer basin. This should provide sufficient capacity, and the change in land use designation would be anticipated to have minimal impacts to the sewer system.

There are several options to treat and discharge stormwater from this site. One option is to direct discharge stormwater to the Puyallup River, potentially tying in to one storm line with the proposed

application on the west side of Shaw Road; however, there are some logistical hurdles with the location of the storm line and whether/where it is a public vs. private line. Other options may result in impacts the development envelope but could still facilitate new site development.

DESIGN, LAND USE, AND COMMUNITY CONSIDERATIONS

Property Development Standards: A change in the land use designation of the three southerly parcels from AOC to HDR, and corresponding zoning classification from CG to RM-20, would result in an increase in the amount of residential dwelling units that could be included in future development of this site. Property development standards on this portion of the site would also change, requiring greater building setbacks and lesser building heights than would be allowed under existing commercial zoning. Landscape buffering requirements and applicable design standards are applied based on proposed and adjacent use as well as zoning and will be relatively comparable between the existing commercial land use and the proposed residential land use.

Zoning Overlay: In addition, approval of this amendment request would result in removal of the General Commercial – Shaw-East Pioneer Overlay zone that is currently applied. This overlay was developed for and specifically intended to apply to commercial zoning designations. There is no corresponding overlay designation which would apply to a residential zoning designation.

The Shaw-East Pioneer overlay zone (SPO) was established in 2009 to:

- encourage quality development within a framework of neighborhood consistency while still allowing flexibility and creativity;
- provide streetscape standards that create a walkable, safe, pedestrian-friendly community; and
- encourage the use of LID principles, techniques and practices.

The SPO includes standards and regulations relating to use allowances, site and building orientation and pedestrian accessibility. These standards sometimes reference CBD (Downtown) zoning regulations and intend that resulting development consists of smaller buildings, is oriented to the street frontages, and has increased pedestrian connectivity through enhanced landscaping and open space, pedestrian walkways, and minimized parking lots. Please see below for a table comparing the standards of the CG-Shaw Pioneer Overlay zone with the base General Commercial (CG) zoning standards.

	CG-SPO	CG Base Zoning
Road service uses	Prohibited within 300 feet of the Shaw-East Pioneer intersection, set back from roadway beyond 300'	No specific regulations
Mixed-use residential uses	No density limit; first floor of building required to be commercial use	Limited to 50% of total floor area of a given building
Outdoor storage	Must locate behind street-facing buildings, screening required	Screening standards only
Setbacks/building orientation	25' arterial setback; less may be permitted if setback is landscaped and provides a pedestrian-friendly experience; buildings shall be oriented toward adjacent street(s)	12'-20' build-to-area; if setback beyond 12' a pedestrian plaza must be included; one street-facing building entrance required
Height	PMC 20.30.032; Eliminates graduated height setbacks	PMC 20.30.032
Open space/pedestrian	Requires integration with and	Plaza space permitted for street-

	connection to adjacent trails and street sidewalks	facing buildings, required for corner buildings
Parking lot configuration	Prohibited unless not feasible; then 64' or 75% of site frontage (whichever is less); screening required	Max width of 64' or 50% of site frontage (whichever is greater); screening required
Design standards	PMC 20.26.300	PMC 20.26.300
Building size	Buildings exceeding 20,000 square feet must locate to the rear of parcel(s) behind street-facing buildings	No specific regulations
Signs	CBD zone sign standards	CG zone sign standards
Green buildings/LID	Encourages conformance with LEED & LID principles	No specific regulations; LID now required to be considered through storm regulations

Land Use Compatibility: Amendment of these three parcels from commercial to residential would result in breaking up the continuous commercial zoning currently in place along Shaw Road. However, these two land uses are generally anticipated to be adjacent to each other, so this proposal is not incompatible with existing surrounding land uses.

Access/Transportation: A number of roadway improvements are planned or underway in the vicinity of these two sites. The Shaw Road/East Pioneer intersection was improved in recent years with the completion of the Shaw Road overpass. A traffic signal has also been installed south of that intersection, along the Shaw Road frontage of this site. Additionally, the SR-410 interchange is currently undergoing improvements anticipated to be completed by December 2020, which will alleviate the current congestion between Puyallup and Sumner at the SR-410 interchange. These improvements all serve to aid traffic circulation in the immediate Shaw/Pioneer vicinity and to points north.

The City has long-term plans for Shaw Road widening and nonmotorized improvements. This would extend the already completed improvements between 23rd St SW and Manorwood north from 12th St SW to 23rd St SW and includes the addition of a center turn lane, sidewalk, and shared use path. While the City is currently completing a planning study of this segment, construction of the project is years off and could present traffic circulation challenges to points south.

The change in land use and zoning for this site could result in the addition of approximately 16-20 residential units. Even in combination with the added units anticipated under application L-20-0003, this does not present a significant impact to the overall roadway network, and any specific impacts to proximal intersections or roadway segments are anticipated to be mitigated through site-specific environmental review.

As noted previously, there is no transit in the immediate vicinity and that is not anticipated to change in the foreseeable future. However, the changing development in this area, including the recent commercial development Pioneer Crossing, the opening of Van Lierop Park, and potential multi-family development of these proposed amendment sites, could provide the density and demand necessary to support future bus service extension to this area.

Intensity of Development: The conversion from a commercial to multi-family residential land use would be a relatively comparable level of development, as it would result in an equivalent decrease in expected employment as compared to the increase in housing units. Overall, in combination with the

other Comprehensive Plan request across the street, there would be an anticipated increase in approximately 115 housing units and 20 employees for this area as a whole.

DECISION CRITERIA ANALYSIS

PMC 18.40.071:

(1) The proposed change will further and be consistent with the goals, objectives, and policies of the comprehensive plan.

The applicant notes that the provision of increased housing and employment capacity in an area with increasing urban services and infrastructure is a goal throughout the comprehensive plan.

Staff Analysis:

This request does meet some criteria for conversion to the HDR land use designation. In support of this finding, is that this site is adjacent to major arterial roadways on two sides, which supports the requirement for adequate traffic circulation. Other urban services and infrastructure are nearby and provide enough capacity to support this proposed multi-family residential land use. The site is also in proximity to retail commercial and other employment. The proposed redesignated parcels would be adjacent only to commercially designated parcels, and therefore would not cause any concern with incompatible land uses. However, the site does not have close proximity to mass transit, which is strongly desired for high density residential areas.

The comprehensive plan does not have specific designation criteria regarding application or removal of the General Commercial – Shaw Pioneer Overlay (CG-SPO). However, the policy intention related to commercial design standards for build-out in this area has not changed and would support continued retention of the CG-SPO.

(2) (a) The existing land use designation was clearly made in error or due to an oversight; or (b) there has been a change in conditions since the plan was adopted/last amended.

The applicant contends that there has been a change in conditions. They note that the increasing commercial development, specifically the Pioneer Crossing shopping center, facilitates increased accessibility, and increased density in the immediate vicinity supports that development. In addition, as part of that commercial build-out, a traffic signal was installed, and shared access was constructed where this site abuts Shaw Road.

Staff Analysis:

These specific parcels have been designated AOC since at least 1994. One major change since that time has been the commercial development and infrastructure improvements in this area. Additionally, the 2015 Comprehensive Plan update included information from the 2014 Pierce County Buildable Lands Report, which estimated that the City does not have the capacity to accommodate our 2030 growth projections for both housing and employment. While that immediate capacity shortage has since been addressed by adoption of the South Hill Neighborhood Plan, staff acknowledges that forthcoming growth target updates will exacerbate those capacity needs. Amending the designation of these parcels to a high-density residential designation would help to address the City's housing capacity deficiency by applying a designation that otherwise has somewhat limited availability in the City, while having minimal negative impact on the City's employment capacity.

OVERALL CONSIDERATIONS

Below are additional considerations that the Planning Commission may also take into account when considering this request:

- The 2014 Buildable Lands Report and subsequent Comprehensive Plan update determined that the City faces constraints in having enough capacity to accommodate our 2030-2035 growth projections for both housing and employment targets; amending these parcels to a high density residential designation would help address City-wide housing capacity, while having a minimal negative impact on overall employment capacity.
- The parcels to the south remain commercially zoned and used as such; this change in designation would break up an otherwise continuous swath of commercially designated properties along this stretch of Shaw Road.
- Critical area reports (wetland and geotechnical) will need to be updated to determine actual building envelopes; the site is located within the flood plain although that status is in flux.
- Accessibility of the site from adjacent roadways – Shaw Road and East Pioneer are both designated as major arterials.
- There is no public transit in the immediate vicinity – the closest bus line is 0.5 miles to the north on East Main.
- Removal of SPO zoning overlay – if Parcel Group B is changed to HDR, this corresponding overlay removal is logical, as it is not intended to apply to multi-family zoned properties. The justification to remove the overlay from Parcel A is unclear. This site is undeveloped, and the original intent established in Comprehensive Plan policy related to the design standards for this area is unchanged.

PLANNING COMMISSION RECOMMENDATION

Given the above analysis of the required decision criteria and consideration of surrounding site conditions, the planning commission recommends, by a vote of 5-0, **approval** of the requested land use and zoning designation amendment, based on the following:

Findings:

- Comp Plan Policy: Site orientation toward Shaw Road and East Pioneer (arterial access); location between existing commercial development results in compatible land uses; adequate utility infrastructure is present.
- Change in conditions: new signal/shared access infrastructure, build-out of surrounding commercial development, and city-wide need for housing and employment capacity.

Conditions:

- 1) The CG-SPO shall be removed only from the parcels redesignated to HDR, but shall be retained on any parcel retaining the AOC designation.

Comprehensive Plan Goals and Policies

East Town Crossing Comp. Plan Map Amendment Application #L-20-0002

LAND USE ELEMENT

LU - 2 Provide sufficient mix of land uses in a compact built environment that promote walking, biking, and using transit to access goods, services, education, employment, and recreation.

LU - 2.1 Promote stability and retain the qualities of low density residential neighborhoods by preventing incompatible adjacent land uses (e.g. automotive oriented retail commercial uses into single-family neighborhoods).

LU - 2.2 Encourage a range of housing types and densities to meet the needs of all economic sectors of the population.

LU - 2.4 Support easily accessible, compact commercial nodes within proximity to residential neighborhoods. a. Locate shopping opportunities for basic commodities within reasonable walking or bicycling distance from residential neighborhoods.

LU - 3 Ensure that adequate land areas are provided to accommodate projected growth and provide opportunities for economic development activities, while protecting open space and natural resources.

LU - 3.1 Designate sufficient land area at a variety of densities for residential uses to accommodate a projected city population of 50,000 in 2030.

LU - 4 Promote efficient land use patterns where levels of urban services are adequate.

LU - 10 Preserve the character of existing residential neighborhoods, and encourage new development of low to moderate densities, while focusing higher densities in urban centers.

LU - 10.1 Achieve a mix of housing types that accommodate anticipated growth while maintaining the character, quality, and function of existing residential neighborhoods.

LU - 10.2 Provide, through land use regulation, the potential for a broad rang

LU - 14 Designate high density residential areas in the city, allowing 15-22 dwelling units per acre.

LU - 14.1 High density residential development is intended for areas near employment and/or commercial areas, where high levels of transit are present or likely. This designation creates a transition between commercial uses and lower intensity residential uses. Some commercial uses may also be permitted.

LU - 14.2 Encourage high density residential development to utilize innovative approaches to retain significant on-site vegetation, orient clustered development parallel to the contour of the land form, provide reduced travel lanes and parking and provide age appropriate active community open space.

LU - 14.3 Require architectural and site design standards for multiple-family complexes to promote the development of aesthetically-appealing projects through quality design.

LU - 17 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 - 17.1 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.

Comprehensive Plan Goals and Policies

East Town Crossing Comp. Plan Map Amendment Application #L-20-0002

LU - 17.2 Buffer general commercial uses from residential neighborhoods with extensive screening and landscaping.

LU - 17.4 Allow multi-family residential development, including senior housing projects and accessory residential uses, where such development is ancillary to commercial functions or is part of a mixed-use development. New single-family uses shall not be allowed.

HOUSING ELEMENT

H - 3 Promote a variety of residential densities and housing types to ensure a wide range of living accommodation choices for all life stages and households in the City.

H - 3.1 Support the private sector's efforts to respond to the ever-changing housing demands and special housing needs

H - 3.3 Encourage and expand opportunities for a variety of infill housing options within single-family residential neighborhoods and zones where adequate services (utilities and commerce) exist.

COMMUNITY CHARACTER ELEMENT

CC - 1 Puyallup is a community of inviting neighborhoods and vibrant business districts that honors its established neighborhood character.

CC - 1.1 Maintain the identity and character of established residential neighborhoods through appropriate landscaping and site design of new developments and infill projects.

CC - 1.3 Create a sensitive interface between residential and non-residential areas through various measures such as setbacks, screening, vegetative buffering and shielded lighting.

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 - 2.3 Buffer the visual and noise impact on residential areas of commercial, office, industrial, and institutional development.

TRANSPORTATION ELEMENT

T - 3 Build a transportation network that links with Puyallup's land use goals. *The City is planning to accommodate 50,000 residents by 2030, as well as attract jobs that will help Puyallup be a complete community. The Land Use element of this Comprehensive Plan lays out where this growth will occur, including within the City's two regional growth centers – Downtown and South Hill. This Transportation Element seeks to build a transportation system that accommodates the City's future land use vision.*

T- 3.1 Ensure consistency between land use and the associated transportation system.

a. Coordinate land use and transportation plans and policies to ensure they are mutually supportive.

b. Implement transportation projects that reflect the intensity of the surrounding land uses and the classification of the associated roadway.



CITY OF PUYALLUP

Development & Permitting Services

333 S. Meridian
Puyallup, WA 98371

To: City Council

From: Katie Baker, Planning Division

RE: Comprehensive Plan Map Amendments – L-20-0003

Hearing Date: November 10, 2020

The City will consider three privately initiated map amendment applications as part of the 2020 Comprehensive Plan Update cycle. This staff report summarizes one of the map amendment applications received, application L-20-0003, and includes required decision criteria, considerations, and staff recommendation.

APPLICATION INFORMATION

Permit Number: L-20-0003

Applicant(s): Gil Hulsmann, Abbey Road Group

Property Owner: Greg Helle, Cascade Shaw Development

Site Address: 808 Shaw Road

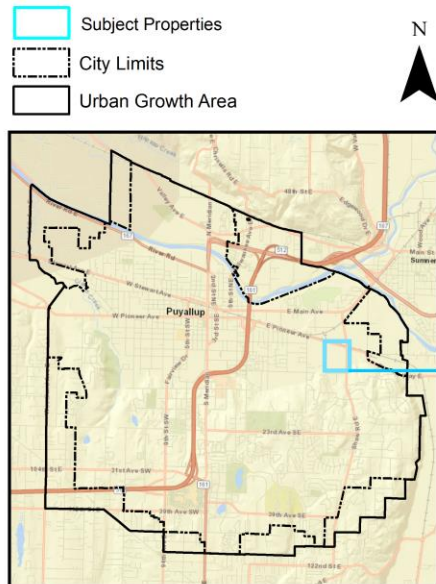
Parcel Number: 0420351003

PROPOSAL

Abbey Road Group, on behalf of Cascade Shaw Development, requests a comprehensive plan amendment to convert one 9.11-acre parcel from a Low Density Residential (LDR) land use designation to a split designation of Auto Oriented Commercial (AOC) (approximately 20% of site) and High Density Residential (HDR) (approximately 80% of site) land use designations. Concurrently, the applicant requests a zoning amendment from Single-Family Residential (RS-08) to a split designation of General Commercial (CG) and Multi-Family Residential (RM-20) zoning. This parcel extends from Shaw Road at its east end to 25th St SE at the west; East Pioneer is nearby to the north and 12th Ave SE to the south.

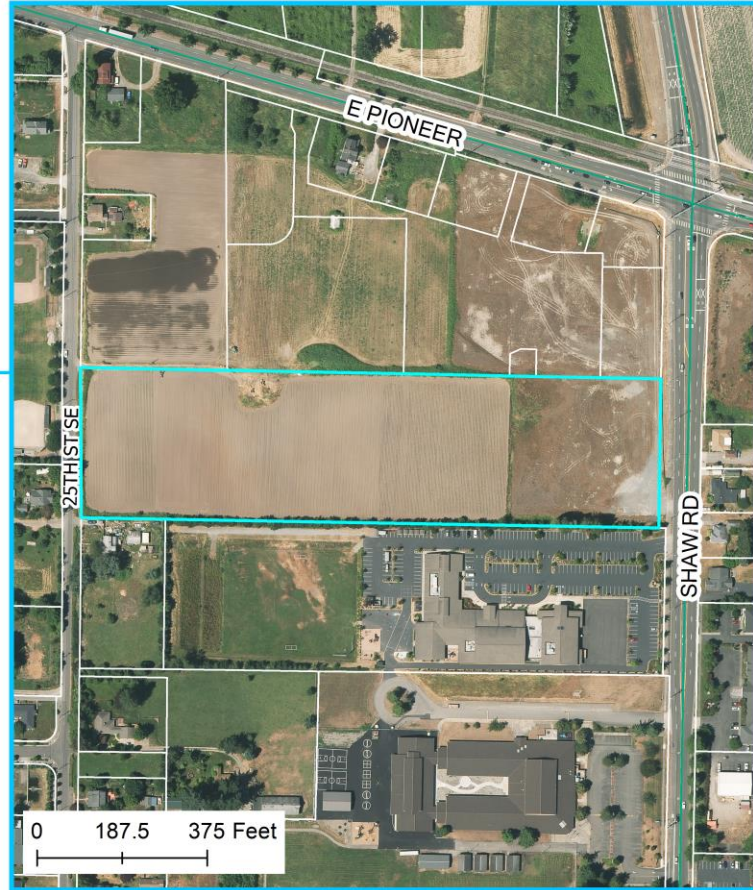
This is a vacant site that previously has an approved conditional use permit for the construction of sports fields associated with the Cascade Christian Schools junior and senior high school located west of 25th St SE. Under new property ownership, this CUP is no longer applicable. In addition, a comprehensive plan amendment for the land use and zoning designation of this parcel was previously applied for in 2014 to designate the entire site commercially (AOC land use/CB zoning). That application was denied, and the prior private school ownership subsequently sold the property.

VICINITY MAP



City of Puyallup
Development Services
Department
Date: 4/27/2020

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey.
ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.



Path: H:\k\wals\2020CompPlanAmend\L-20-0003VicinityMap.mxd

SITE AND AREA CHARACTERISTICS

The subject parcel is located southwest of the intersection of Shaw Road and East Pioneer. The site is currently vacant, though it has been used for agricultural uses within the past decade. Adjacent land use designations and current use of parcels are described in the table below.

Proximity to Site	Existing Land Use Designation(s)	Existing Zoning Designation(s)	Current Use
North	AOC LDR	CB RS-04	Commercial retail; Single family residential
South	LDR	RS-08	Private and public schools; single family residential
East	AOC	CG	Vacant parcel with potential commercial and/or multi-family residential
West	LDR	RS-08	Cascade Christian sports fields/secondary school; single family residential

Critical Areas: This proposal site contains Deer Creek, a Type II stream, along its western boundary adjacent to 25th St SE. Per PMC 21.06.1050, Deer Creek requires a 100-foot buffer from its ordinary high-water mark, which protects the creek by prohibiting development on the western 100 feet of the parcel. There is also indication of a wetland in the center of the parcel, which may impact development and site layout of the remainder of the site. The presence of critical areas on this site will require updated critical area reports and may impact both the development envelope as well as the allowed density of future development.

Access: While the parcel has frontage on both Shaw Road and 25th St SE, primary access to the property is from Shaw Road. The abutting parcels to the north have recently been built out as commercial retail development, and as part of this site development, a signal was installed on Shaw Road with a shared access point between the subject parcel and the adjacent commercial development.

Utilities: This property is located within the City's water and sewer service areas. A water main is extended along the Shaw Road frontage abutting this property. The changes in land use designation resulting in increased housing and employment would be anticipated to have minimal impacts to the water system and capacity to serve in this area.

A sewer main is also extended along the Shaw Road frontage. Additionally, a new sewer lift station was recently constructed as part of the Pioneer Crossing development project to the north that was sized for the sewer basin. This should provide sufficient capacity, and the change in land use designation would be anticipated to have minimal impacts to the sewer system.

There are several options to treat and discharge stormwater from either of these sites. One option is to direct discharge stormwater to the Puyallup River, potentially tying in to one storm line with the proposed application on the east side of Shaw Road; however, there are some logistical hurdles with the location of the storm line and whether/where it is a public vs. private line. Other options may result in impacts the development envelope of each site but could still facilitate new site development.

Historical Land Use Designation: The parcel has been residentially designated since as far back as the early 1980's. The properties to the immediate north were also residentially designated at that time; the amendment to their commercial designation occurred in 1995/1996.

DESIGN, LAND USE, AND COMMUNITY CONSIDERATIONS

Property Development Standards: The proposed change in land use designation from LDR to AOC and HDR, along with corresponding zoning changes, would result in different use allowances and property development standards on this parcel; this change would allow for a range of commercial uses, multi-family residential uses, and greater building mass than typical structures permitted under the existing single-family residential zoning. The proposed designation would allow reduced setbacks, an increase in lot coverage and floor area ratio, and increased height for commercial structures. Multi-family residential structures would have similar height limitations as the current zoning, but an increased allowance for lot coverage and floor area ratio.

Design Review/Landscaping: Landscape buffering requirements and applicable design standards are applied based on proposed use as well as zoning. Typical development under the existing zoning would require compliance with residential landscape and design standards. If amended to commercial and multi-family zoning uses, landscape buffering and building design standards would be applied based on the proposed uses as well as applicable buffering from adjacent uses. This would generally result in increased setbacks and landscape buffers from adjacent single-family residential development.

Land Use Compatibility: The split designation as proposed does consider the existing single-family residential development to the north and south on the far west end of the subject site. As noted above, the presence of Deer Creek at this west end will require a substantial critical area buffer (100'). This requirement, as well as the above-mentioned landscaping and design standards, serve to acknowledge and achieve greater compatibility between future multi-family development and the existing adjacent single-family development.

Access/Transportation: Both the Planning Commission and area residents have raised concerns about vehicular access from this parcel to 25th St SE. Applicable critical area regulations would likely limit vehicular access along this frontage; however, an existing driveway may be preserved for neighborhood connectivity through pedestrian access upon future development.

Related to a potential access over Deer Creek, it should be noted that a secondary emergency access could be required for the site depending on the specific development proposal. Multi-family residential developments with 100 units or less are not required secondary access; developments with sprinklers in each unit would be allowed up to 200 units without a secondary access.

A number of roadway improvements are planned or underway in the vicinity of these two sites. The Shaw Road/East Pioneer intersection was improved in recent years with the completion of the Shaw Road overpass. A traffic signal has also been installed south of that intersection, at the Shaw Road frontage of this application site. Additionally, the SR-410 interchange is currently undergoing improvements anticipated to be completed by December 2020, which will alleviate the current congestion between Puyallup and Sumner at the SR-410 interchange. These improvements all serve to aid traffic circulation in the immediate Shaw/Pioneer vicinity and to points north.

The City has long-term plans for Shaw Road widening and nonmotorized improvements. This would extend the already completed improvements between 23rd St SW and Manorwood north from 12th St SW to 23rd St SW and includes the addition of a center turn lane, sidewalk, and shared use path. While the City is currently completing a planning study of this segment, construction of the project is years off and could present traffic circulation challenges to points south.

The change in land use and zoning for this site could result in the addition of approximately 70-95 more residential units than allowed under existing zoning. Even in combination with the added units anticipated under application L-20-0002, this is not expected to be a significant impact to the overall roadway network, and any specific impacts to proximal intersections or roadway segments are anticipated to be mitigated through site-specific environmental review.

As noted previously, there is no transit in the immediate vicinity and that is not anticipated to change in the foreseeable future. However, the changing development in this area, including the recent commercial development Pioneer Crossing, the opening of Van Lierop Park, and potential multi-family development of these proposed amendment sites, could provide the density and demand necessary to support future bus service extension to this area.

Intensity of Development: The conversion from single-family residential to a combination of multi-family residential and commercial, would allow more intense development on this site than anticipated under the current designation. It is estimated that the redesignation could allow for approximately 110-135 total dwelling units on the site, depending on density bonuses applied and critical area impacts. This would be an increase of 70-95 units more than the approximately 40 single-family dwelling units that would be likely under current zoning. Additionally, the commercial designation would be a presumed increase of approximately 40 employees, as none would be anticipated under the single-family zoning designation.

DECISION CRITERIA & ANALYSIS

PMC 18.40.071:

(1) The proposed change will further and be consistent with the goals, objectives, and policies of the comprehensive plan.

The applicant notes that the provision of increased housing and employment capacity in an area with increasing urban services and infrastructure is a goal throughout the comprehensive plan. In addition, the applicant poses that this land use designation amendment will result in a transition of land uses that better reflect comprehensive plan goals and designation criteria.

Staff Analysis:

This request meets some, though not all, the criteria for both the HDR and AOC land use designations. Criteria in both land use designations emphasize efficient traffic circulation and service from collectors or arterials, as well as proximity to mass transit. The site is accessed from a primary arterial, which now has a signalized shared access with the adjacent built-out commercial development, providing adequate circulation and access. However, the nearest public transit service is approximately a half-mile to the north on East Main.

The designation criteria also emphasize consideration of transitional land uses. In this case, staff concurs that the proposed multi-family designation could serve as a more appropriate transition between the commercially designated properties to the north and surrounding single family development to the west.

Finally, as the applicant contends, this designation request is consistent with the broad goals of the comprehensive plan that encourage increased density surrounding commercial nodes where existing urban services can be provided.

(2) (a) The existing land use designation was clearly made in error or due to an oversight; or (b) there has been a change in conditions since the plan was adopted/last amended.

The applicant contends that the increasing commercial development, specifically the Pioneer Crossing shopping center, is a change in conditions since the land use of this parcel was last considered. As part of that build-out, a traffic signal was installed, and shared access constructed where this site abuts Shaw Road.

Staff Analysis:

Since the last time an amendment was considered for this parcel, in 2014, there are some notable changes in conditions. The 2014 proposal was recommended for denial by the Planning Commission, a recommendation that was confirmed by the City Council. Findings made at that time were that the requested designation proposal, Community Business for the entire parcel, did not serve to appropriately transition surrounding parcels from single family residential to commercial uses (see discussion above). Additionally, the property was owned by Cascade Christian Schools at the time and they had a valid conditional use permit that authorized their desired use. Finally, the Pioneer Crossing commercial development was not built-out at the time but since then has been constructed; other uses have been constructed that were not anticipated at that time, such as the Van Lierop Park northeast of this site. These factors taken together could be considered a change in conditions specific to this area since the prior consideration.

Another significant change was the 2015 Comprehensive Plan update, including information from the 2014 Pierce County Buildable Lands Report, which estimated that the City did not have the capacity to

accommodate our 2030 growth projections for both housing and employment. While that immediate capacity shortage has since been addressed by adoption of the South Hill Neighborhood Plan, staff acknowledges that forthcoming growth target updates will exacerbate those capacity needs. This redesignation request would increase housing capacity by approximately 70-95 dwelling units and increase employment capacity by approximately 40 employees.

OVERALL CONSIDERATIONS

Below are the considerations that the Planning Commission may take into account when considering this request:

- Requested zoning designation change: applicant is requesting General Commercial (CG) zoning. The AOC land use designation also includes Community Business (CB) zoning, which is consistent with the zoning designation for the parcels immediately to the north.
- The site is currently vacant; as noted above, under the prior ownership, an approved CUP for school-related uses had limited the likelihood that the site would be developed as single-family residential development. That CUP is no longer valid under new ownership, resulting in this property being more likely to develop.
- The 2014 amendment proposed for this parcel requested the entirety of the site be commercially designated, which was not supported at that time; this multi-family/commercial split seems to provide more appropriate transition between the established uses in the vicinity.
- Two existing schools to the south function as both a buffer from and transition between existing commercial and low density residential uses, as well as limit the desirability of future single family residential development on this site.
- Critical areas: Deer Creek is a Type 2 stream located on the west portion of the site – this will be protected per code upon any future development scenario; also serves as a buffer/transition between commercial and residential uses.
- Accessibility of the site from adjacent roadways – primary access is from a new signal at Shaw Road, a major arterial, and limited access from 25th Street SW, a local road, parallel to Deer Creek.
- Potential traffic impacts of increasing density – project-specific impacts would be reviewed at the time of development, but could expect some impacts to Shaw Road in both directions as a result of increased development capacity.
- There is no public transit in the immediate vicinity – the closest bus line is 0.5 miles to the north on East Main.

PLANNING COMMISSION RECOMMENDATION

Given the above analysis of the required decision criteria and consideration of surrounding site conditions, the planning commission recommends, by a 5-0 vote, **approval** of the requested land use and zoning designation amendment, based on the following:

Findings:

- Comp Plan Policy: Site orientation toward Shaw Road (arterial access); location between existing schools and commercial development, buffer from Deer Creek, and proposed multi-family zone acts as transition between land uses; adequate utility infrastructure is present.

- Change in conditions: new signal/shared access infrastructure, build-out of commercial development, sale by Cascade Christian Schools and relinquishing of CUP rights, and city-wide need for housing and employment capacity.

Conditions:

- 1) The easterly portion (~20%) of the site requested for commercial land use and zoning shall be zoned CB – Community Business, to be consistent with the commercial zoning of the parcels adjacent to the north; and
- 2) The easterly portion requested for commercial designation shall also have applied the relevant Shaw Pioneer Overlay (CB-SPO).

Comprehensive Plan Goals and Policies
Cascade Shaw Comp. Plan Map Amendment Application #L-20-0003

LAND USE ELEMENT

LU - 2 Provide sufficient mix of land uses in a compact built environment that promote walking, biking, and using transit to access goods, services, education, employment, and recreation.

LU - 2.1 Promote stability and retain the qualities of low density residential neighborhoods by preventing incompatible adjacent land uses (e.g. automotive oriented retail commercial uses into single-family neighborhoods).

LU - 2.2 Encourage a range of housing types and densities to meet the needs of all economic sectors of the population.

LU - 2.4 Support easily accessible, compact commercial nodes within proximity to residential neighborhoods. a. Locate shopping opportunities for basic commodities within reasonable walking or bicycling distance from residential neighborhoods.

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LU - 3.1 Designate sufficient land area at a variety of densities for residential uses to accommodate a projected city population of 50,000 in 2030.

LU - 4 Promote efficient land use patterns where levels of urban services are adequate.

LU - 10 Preserve the character of existing residential neighborhoods, and encourage new development of low to moderate densities, while focusing higher densities in urban centers.

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LU - 14 Designate high density residential areas in the city, allowing 15-22 dwelling units per acre.

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LU - 14.2 Encourage high density residential development to utilize innovative approaches to retain significant on-site vegetation, orient clustered development parallel to the contour of the land form, provide reduced travel lanes and parking and provide age appropriate active community open space.

LU - 14.3 Require architectural and site design standards for multiple-family complexes to promote the development of aesthetically-appealing projects through quality design.

LU - 16 Maintain and enhance a well-distributed system of commercial land uses that serve the needs of residential neighborhoods, workplaces, and the greater Puyallup community.

LU - 16.1 Require designation of commercial areas adjacent to heavily traveled arterials to minimize land use and traffic conflicts.

LU - 16.2 Encourage commercial development and redevelopment to be focused in compact centers with interrelated functions and discourage further strip commercial development.

Comprehensive Plan Goals and Policies

Cascade Shaw Comp. Plan Map Amendment Application #L-20-0003

LU - 17 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 - 17.1 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 - 17.2 Buffer general commercial uses from residential neighborhoods with extensive screening and landscaping.

LU - 17.3 Provide interconnected parking areas in adjoining commercial development where possible.

LU - 17.4 Allow multi-family residential development, including senior housing projects and accessory residential uses, where such development is ancillary to commercial functions or is part of a mixed-use development. New single-family uses shall not be allowed.

HOUSING ELEMENT

H - 3 Promote a variety of residential densities and housing types to ensure a wide range of living accommodation choices for all life stages and households in the City.

H - 3.1 Support the private sector's efforts to respond to the ever-changing housing demands and special housing needs

H - 3.3 Encourage and expand opportunities for a variety of infill housing options within single-family residential neighborhoods and zones where adequate services (utilities and commerce) exist.

COMMUNITY CHARACTER ELEMENT

CC - 1 Puyallup is a community of inviting neighborhoods and vibrant business districts that honors its established neighborhood character.

CC - 1.1 Maintain the identity and character of established residential neighborhoods through appropriate landscaping and site design of new developments and infill projects.

CC - 1.3 Create a sensitive interface between residential and non-residential areas through various measures such as setbacks, screening, vegetative buffering and shielded lighting.

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 - 2.3 Buffer the visual and noise impact on residential areas of commercial, office, industrial, and institutional development.

TRANSPORTATION ELEMENT




T - 3 Build a transportation network that links with Puyallup's land use goals. *The City is planning to accommodate 50,000 residents by 2030, as well as attract jobs that will help Puyallup be a complete community. The Land Use element of this Comprehensive Plan lays out where this growth will occur, including within the City's two regional growth centers – Downtown and South Hill. This Transportation Element seeks to build a transportation system that accommodates the City's future land use vision.*

T- 3.1 Ensure consistency between land use and the associated transportation system.

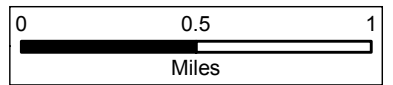
Comprehensive Plan Goals and Policies**Cascade Shaw Comp. Plan Map Amendment Application #L-20-0003**

- a. Coordinate land use and transportation plans and policies to ensure they are mutually supportive.
- b. Implement transportation projects that reflect the intensity of the surrounding land uses and the classification of the associated roadway.

2020 Proposed Map Amendments Overview Map

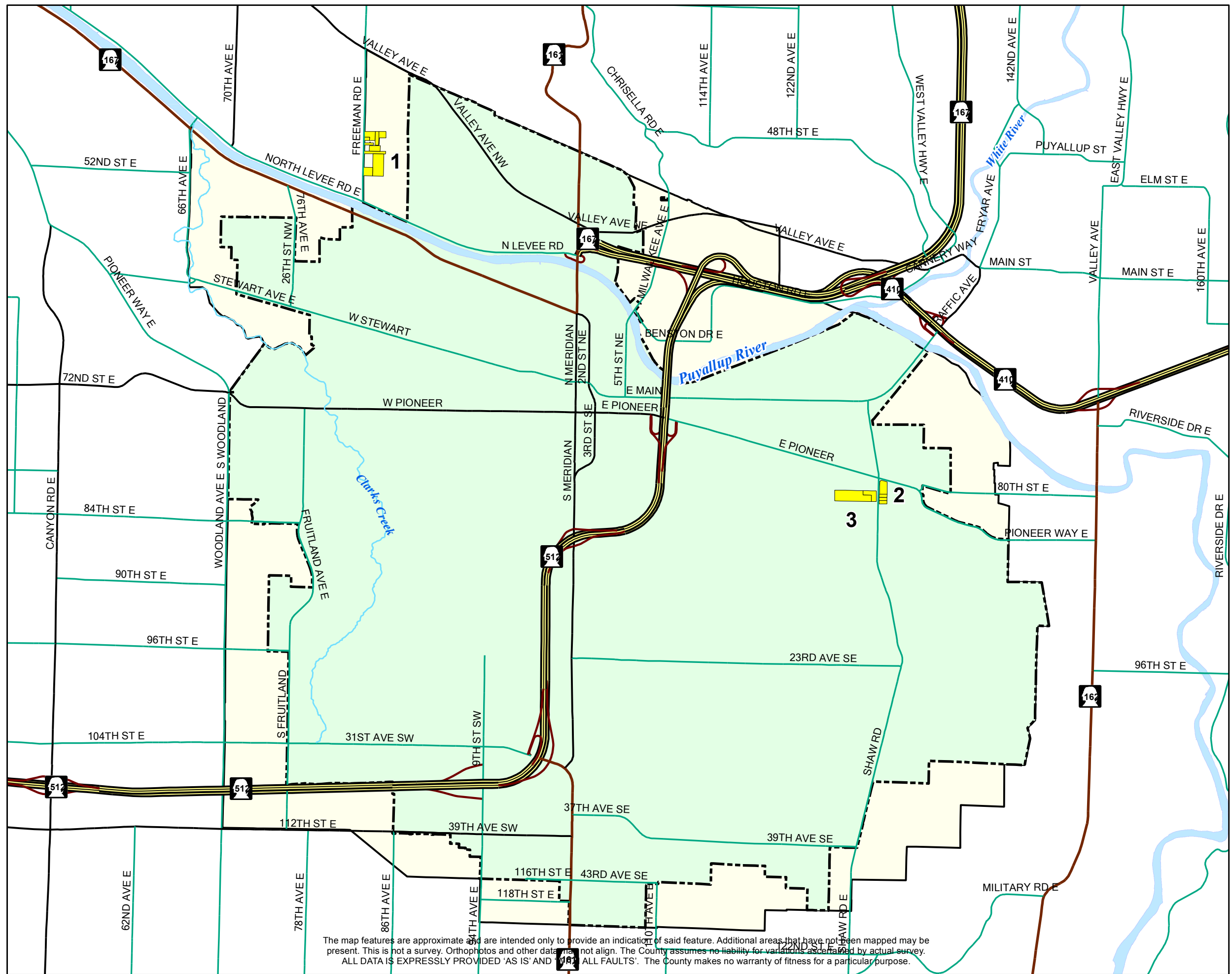
-  Subject Properties
-  City Limits
-  Urban Growth Area (UGA)

- 1) L-20-0001 Freeman Road
- 2) L-20-0002 East Town Crossing
- 3) L-20-0003 Cascade Shaw



City of Puyallup
Development Services

Date: 6/3/2020

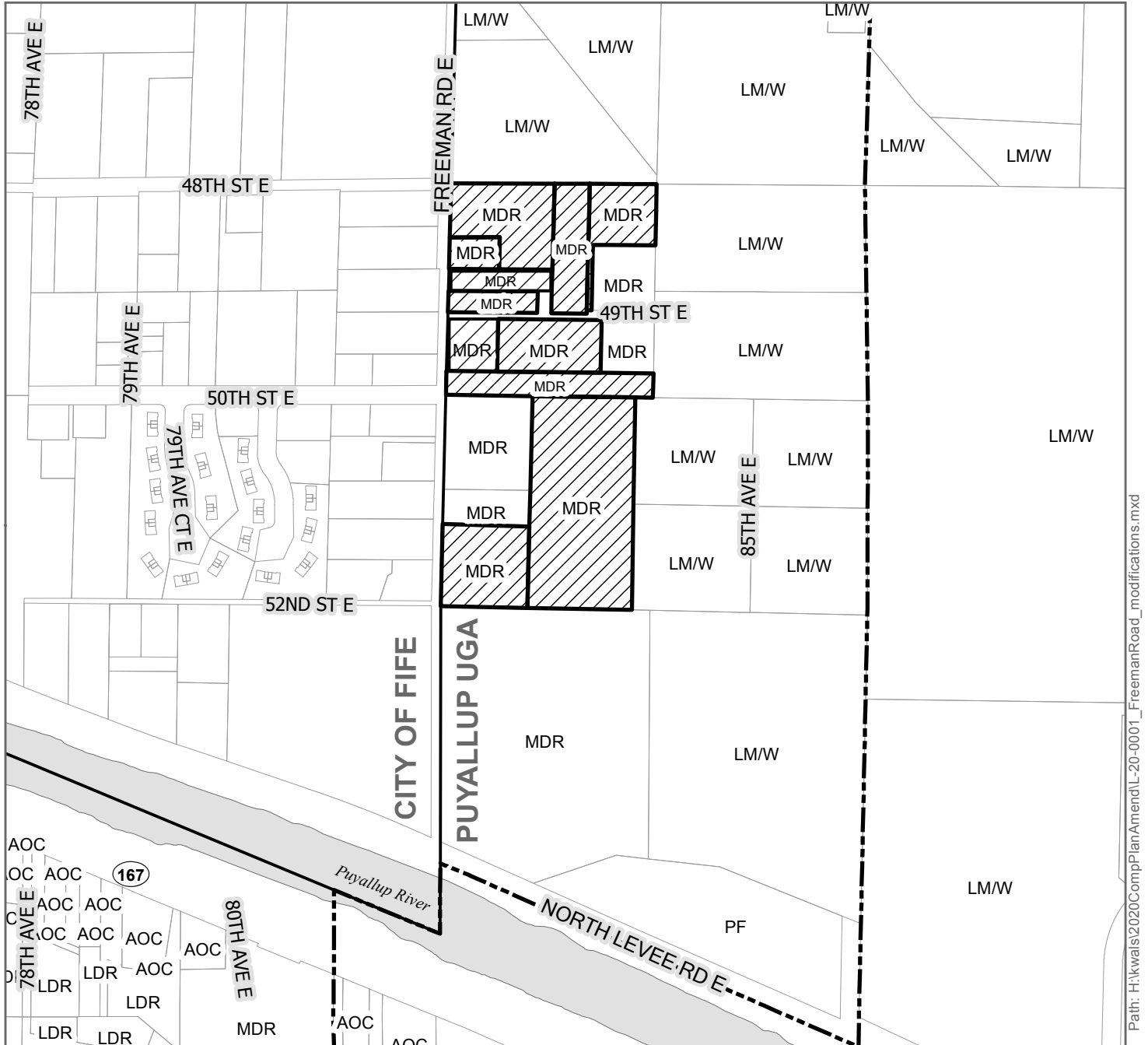


The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

FREEMAN ROAD

2020 Comprehensive Plan Amendment

This map displays the current Land Use Designations within the City of Puyallup's Urban Growth Area, highlighting the parcels the applicant's is requesting to change from the current Moderate Density Residential (MDR) Land Use Designation to Light Manufacturing/Warehousing (LM/W).



Path: H:\kwal\2020CompPlanAmend\L-20-0001_FreemanRoad_modifications.mxd



City of Puyallup
Development &
Permitting Services

Date: 9/15/2020

- City Limits
- Applicant's Request
- Urban Growth Area (UGA)
- Tax Parcels

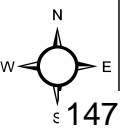
Land Use Designations

Existing: Moderate Density Residential (MDR)

Requested: Light Manufacturing/Warehousing (LM/W)

0 375 750 Feet

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.



EAST TOWN CROSSING

2020 Comprehensive Plan Amendment

Parcels: 0420351026, 0420351029, 0420351030, 0420264021

For three parcels: Change future land use designation from Auto Oriented Commercial (AOC) to High Density Residential (HDR), and zoning designation from General Commercial (CG) to Multi-Family Residential (RM-20);
Remove Shaw-East Pioneer Overlay (CG-SPO) from all parcels



Path: H:\vbrown4\CompPlan_2020L-20-0002_EastTownCrossing_B&W.mxd



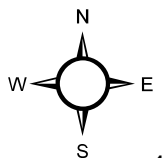
City of Puyallup
Development Services
Department
Planning Division
Date: 11/2/2020

Agriculture
 Overlay
 Shaw-East Pioneer Overlay

Split Zoned Parcels
 Zoning
 City Limits

Proposed Remove CG-SPO Only
 Proposed HDR/RM-20; Remove CG-SPO

0 150 300 Feet



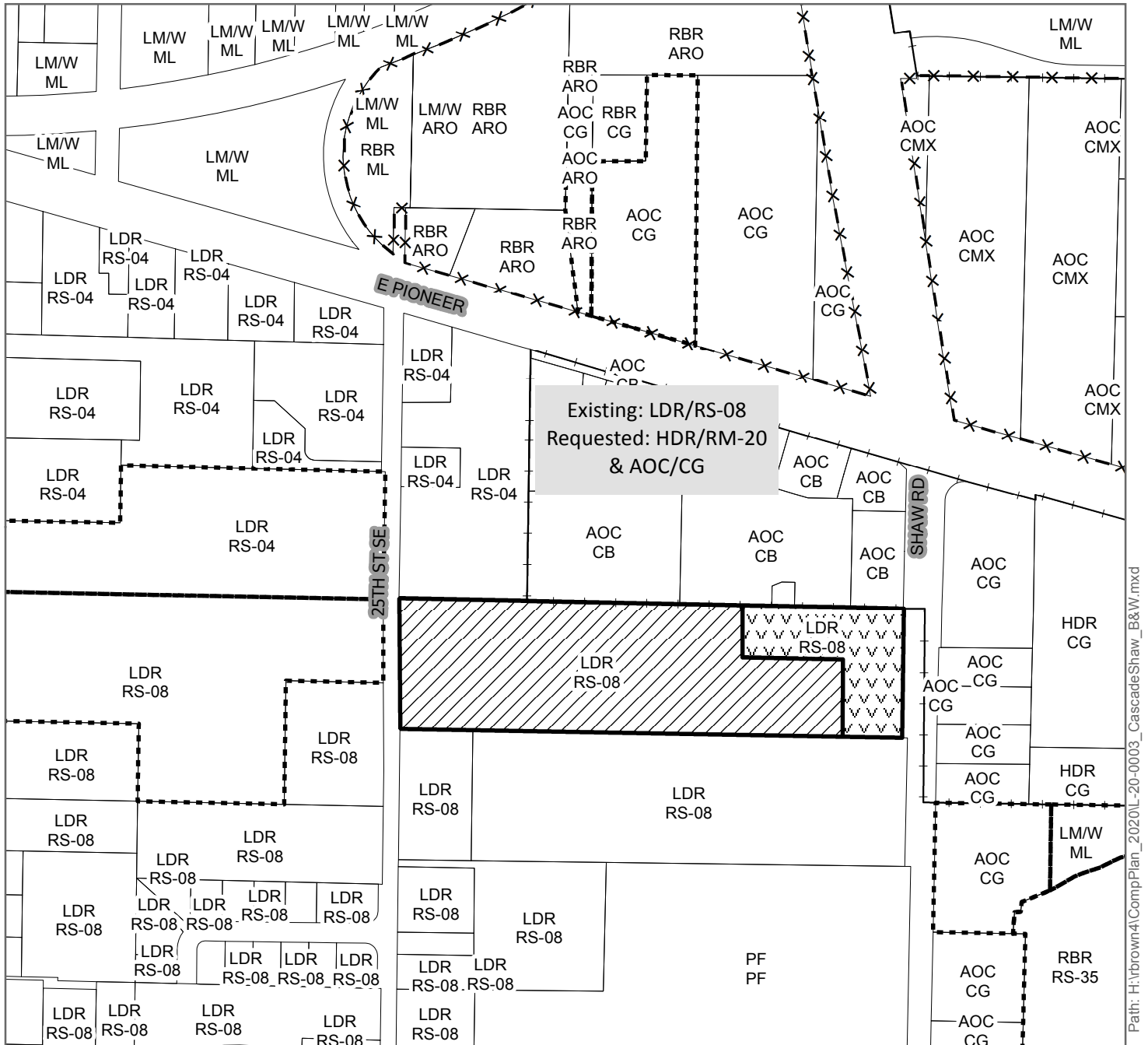
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Cascade Shaw

2020 Comprehensive Plan Amendment

Parcel 0420351003

Change landuse from Low Density Residential (LDR) to a split designation of High Denisty Residential (HDR) and Auto Oriented Commercial (AOC); zoning change from Low Density Single Family (RS-08) to Multi-Family Residential (RM-20) and General Commercial (CG).



Path: H:\v\brown4\CompPlan_2020\L-20-0003_CascadeShaw_B&W.mxd



City of Puyallup
Development Services
Department
Planning Division
Date: 11/2/2020

Split Zoned Parcels



Zoning



Proposed AOC/CG



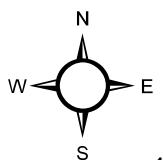
Proposed HDR/RM-20

City Limits



Urban Growth Area (UGA) Boundary

0 250 500 Feet



The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

**City of Puyallup
Planning Commission
Puyallup City Hall – Council Chambers
October 14, 2020
6:30 PM**

(These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of six years from the date of the meeting and are available upon request.)

**PLANNING COMMISSIONERS
PRESENT:**

Chair Chris Larson, Vice-Chair April Sanders, Scott Harm,
Donnie Juntunen, Laurie Larson, Art Seeley

**PLANNING COMMISSIONERS
ABSENT:**

STAFF PRESENT:

Planning Manager – Katie Baker; Associate Planner –
Kendall Wals; Administrative Assistant – Michelle Ochs

The meeting was called to order at 6:30 p.m. A quorum was established.

APPROVAL OF THE AGENDA

Ms. Larson moved to approve the agenda, with a second by Mr. Harm. The Commissioners unanimously approved the agenda.

CONSIDERATION OF THE MINUTES

June 10, 2020, June 24, 2020, July 22, 2020, August 12, 2020, August 26, 2020

Mr. Harm asked for a modification to the August 12, 2020 meeting, regarding the section where Mr. Harm asked questions about Shaw Road. Mr. Harm asked it to be modified to “Mr. Harm asked questions pursuant to access of emergency vehicles and police.” Mr. Harm made a motion to approve all minutes with the suggested amendment to the August 12th meeting as proposed, with a second by Mr. Seeley. The Planning Commissioners unanimously passed the minutes with the one amendment.

AGENDA ITEMS

PUBLIC HEARING

Mr. Larson recused himself from the first item on the agenda regarding the Freeman Road Annexation, so as not to cause a conflict of interest, since Mr. Larson is a planner for the City of Fife.

2020 Comprehensive Plan Amendments - L-20-0001 Freeman Rd (Recording start time: 04:40)

Ms. Wals explained that the Planning Commission will hold a public hearing on three privately initiated map amendments for the 2020 Comprehensive Plan amendment cycle, then gave a presentation with a background introduction before moving on to the Freeman Road item.

Ms. Wals stated that application L-20-0001 Freeman Rd is requesting an amendment to convert eleven (11) parcels from the current land use and zoning designation of Moderate Density Residential (MDR) to Light Manufacturing/Warehousing (LM/W).

After giving the presentation on this item, which included information on certain considerations, tribal properties, utilities, input from the City of Fife, and traffic considerations, Ms. Wals explained that staff analysis is being provided for three options for the Planning Commission to consider:

Option A: Re-designate to Light Manufacturing/Warehousing (LM/W) per request.

Option B: Re-designate to LM/W per request + adjacent Moderate Density Residential (MDR) parcels.

Option C: Maintain existing MDR designation

Tyler Litzenberger, the applicant, gave a brief presentation on the application. Jack McCullough, a land-use attorney working with Mr. Litzenberger on this project, made a few comments on the project.

Ms. Ochs read the names and dates of comment letters submitted prior to this hearing, and after the previous meeting on August 26, 2020.

Jane Tsitsey - 10/12/20

Steve Asbjornsen – 10/13/20

Gale Galloway – 10/13/20

Don Hobbs – 10/13/20

Charles Almont Jr. – 10/13/20

City of Fife – 10/14/20

The public hearing opened at 7:31 p.m.

Kathleen Russell – resides in the neighborhood west of Freeman Road – Concerned that more warehouses in the area surrounding this neighborhood will ruin the current atmosphere there. Stated that hooking up to sewer would be a costly increase to the neighborhood.

Jan Asbjornsen – (speaking for Joyce Asbjornsen, 5005 Freeman Road East) – Concerned with talk of improving Freeman Road, it is very narrow, and this would be very destructive to the properties along this road.

Steve Asbjornsen – property owner adjacent to the application, but with no legal address – Mr. Asbjornsen talked about various aspects of the project and issues with the floodplain.

Richard Johnson - Mr. Johnson stated that development should be allowed to happen in the area, and that property owners wouldn't necessarily have to move because of it.

Jane Tsitsey – property owner adjacent to Freeman Road – Routed a petition amongst neighbors that are against the plan amendment change, which 44 people signed. Mrs. Tsitsey explained that it is a beautiful neighborhood and stated that warehouses would ruin the it.

Charles Almont Jr. – property owner 49th St East – Mr. Almont stated that the freeway will be far enough away to not be a concern, but that more warehouses in the area would be a concern. Mr. Almont stated concerns about development happening on top of tribal burial grounds.

Greg Jones – 5002 Freeman Road – Just purchased their house and love the area, is against development, and would like to see it preserved for farming. Encourages Commissioners to drive through the area so they can see what it is like for themselves.

Marilyn Corlett – lives on the west side - Ms. Corlett voiced concerns that there is already too much traffic on Freeman Road, and that the infrastructure is not suited to hold much more. Ms. Corlett also stated that to improve the road, too much would need to be taken away from the properties.

Kathy Elliot – renter - 5001 Freeman Road – Voiced concerns that there is already too much traffic and the road isn't suited to heavy truck traffic.

Theresa O'Connor – Stated that the 167 extension going through in the future will completely change the feel of the neighborhood, and that there are those that would like the opportunity to sell their homes and leave the area. Ms. O'Connor also cited traffic concerns.

The public hearing closed at 8:01 p.m.

Mr. Seeley asked about the tribal cultural resources in that area, Ms. Wals explained that she had contacted Puyallup Tribe staff and hadn't heard back, but will be trying to get back in touch with them.

2020 Comprehensive Plan Amendments - L-20-0002 East Town Crossing (Recording start time 01:34:28)

Ms. Baker gave a presentation on this item, explaining that application L-20-0002 East Town Crossing is requesting an amendment from the current land use and zoning designation of AOC/CG to HDR/RM-20, and is also requesting removal of the CG-Shaw-Pioneer Overlay (CG-SPO).

The staff recommendation is to approve the request and remove the CG-SPO from all parcels re-designated to HDR.

Planning Commission Questions:

Mr. Harm asked for clarification on one of the considerations on this item: "Reduce height/bulk standards; comparable landscape buffering, Ms. Baker explained that it is a comparison of the General Commercial zoning standards and the RM-20 zoning standards.

Mr. Gil Hulsmann, the applicant, spoke briefly to the application.

The public hearing opened at 8:28 p.m.

There were no public comments on this item, and the public hearing closed at 8:28 p.m.

Mr. Hulsmann asked if there were any written comments, Ms. Baker stated that there were no written comments for either application for this area.

2020 Comprehensive Plan Amendments - L-20-0003 Cascade Shaw (Recording start time 01:59:06)

Ms. Baker continued her presentation, explaining that application L-20-0003 Cascade Shaw is requesting an amendment from the current land use and zoning designation of LDR/RS-08 to a split designation of HDR/RM-20 and AOC/CG.

The staff recommendation is to approve the request but apply CB zoning to the portion of the parcel re-designated to AOC.

Planning Commission Questions:

Mr. Seeley asked why the overlay wouldn't be included over the split parcel fronting Shaw Road, Ms. Baker stated that it could be considered, but there are components to a parcel of this size that wouldn't apply. Mr. Seeley asked a couple of other questions regarding traffic standards in that area.

Mr. Harm commented on access to this development, stating that there doesn't seem to be a plan for a rear entrance, Ms. Baker explained that would be correct, but that there might be plans for pedestrian connectivity.

Mr. Hulsmann spoke briefly to the application.

The public hearing opened at 8:51 p.m.

There were no public comments, and the public hearing closed at 8:52 p.m.

OTHER COMMISSION BUSINESS

Ms. Baker explained that the Planning Commission would come back on October 21, 2020 for deliberation, and that the record for public comment would be kept open until 5:00 p.m. on Monday, October 19, 2020. Ms. Baker stated that there would probably be another meeting for other considerations on Freeman Road coming up.

ADJOURNMENT

The meeting was adjourned at 8:54 p.m.

**City of Puyallup
Planning Commission
Puyallup City Hall – Council Chambers
October 21, 2020
6:30 PM**

(These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of six years from the date of the meeting and are available upon request.)

**PLANNING COMMISSIONERS
PRESENT:**

Chair Chris Larson, Vice-Chair April Sanders, Scott Harm, Mark Jacobsen, Donnie Juntunen, Laurie Larson, Art Seeley

**PLANNING COMMISSIONERS
ABSENT:**

STAFF PRESENT:

Planning Manager – Katie Baker; Associate Planner – Kendall Wals; Administrative Assistant – Michelle Ochs

The meeting was called to order at 6:30 p.m. A quorum was established.

AGENDA ITEMS

PUBLIC HEARING DELIBERATION

Chair Larson recused himself during the first item as in previous meetings, so as not to cause a conflict of interest as Mr. Larson is a planner for the City of Fife.

2020 Comprehensive Plan Amendments - L-20-0001 Freeman Rd

(Recording start time: 02:20)

Vice Chair Sanders asked the administrative assistant to read the names and dates of comment letters submitted from the date of the public hearing on October 14, 2020 to the close of the comment period on Monday, October 19, 2020.

Richard Johnson – 10/17/20
Steve Asbjornsen – 10/19/20
Tyler Litzenberger – 10/19/20
Craig Westby – 10/19/20
Andre Tsitsey – 10/19/20
City of Fife – 10/19/20

During the deliberation, Vice-Chair Sanders re-stated the staff analyzed options for the Planning Commission's consideration.

- Option A – Redesignate to Light Manufacturing/Warehousing (LM/W) per applicant request
 - Option B – Redesignate to LM/W per request + adjacent Medium Density Residential (MDR) parcels
 - Option C – Maintain existing MDR designation
- Mr. Harm asked for a clarification of the language in Option C regarding the floodplain (conflicting language on the existence of the floodplain). Ms. Wals stated that there is a challenge with the language provided in the floodplain maps between Pierce County and the City of Puyallup, and that staff acknowledges that there could be floodplain impacts.
 - Mr. Harm voiced his doubts on whether the “167 – completion project and the associated land acquisition” could really be considered a change in conditions, considering that the land for the project has been acquired but the construction hasn’t started yet. Ms. Sanders stated that she has concerns over this as well but feels that an argument could be made for it either way.
 - Mr. Seeley reminded staff that he had asked questions regarding tribal cultural resources at the public hearing. Ms. Wals stated that she had spoken with Puyallup Tribe staff and they indicated that they had contacted the tribal archaeologist and confirmed that there are cultural resources in that area but did not want to share sensitive information publicly.
 - Ms. Wals confirmed for Ms. Larson that if cultural resources were found during development, that development would be discontinued, and the tribe would become involved with how those cultural resources are handled.
 - Mr. Seeley and Mr. Harm inquired as to which jurisdiction is responsible for the maintenance of Freeman Road should it be widened to the east, Ms. Wals stated that there would have to be a discussion and an agreement between the two jurisdictions on this matter.
 - Mr. Harm asked for more information on whether residents would be required to connect to sewer utilities, Ms. Wals explained that once sewer is in place and a septic system fails, the health department requires that the property owner connect to the service.
 - Vice-Chair Sanders stated that she originally had more concerns when discussions on this item first started, but that some of them had been alleviated once she found out more information, particularly concerning the compatibility with the adjacent zoning, insufficient utilities, cultural resource concerns, and traffic/road suitability issues.
 - Mr. Harm commented on Vice-Chair Sander’s feedback, stating that he disagreed with her statement regarding the compatibility with adjacent zoning – and stated concerns about the small transition area between houses and warehouses in the area. Mr. Harm also voiced concerns about the current conditions of the road and its inability to handle heavy traffic.
 - Mr. Seeley stated that the transition area between houses and warehouses on the west side of Freeman Road is nonexistent. Mr. Seeley stated that he has driven the road and noted traffic concerns as well, such as inability to handle heavy truck traffic, and

insufficient width.

- Mr. Juntunen commented that property owners have the right to sell their property, and that they haven't been able to in this area for quite some time. Mr. Juntunen commented that with further development, road improvements will follow suit.
- Mr. Harm asked for a clarification on whether the re-zoning can happen if the annexation isn't approved, Ms. Wals stated that the Planning Commission would provide a recommendation on zoning, and the annexation is decided on by City Council. Ms. Baker clarified that the Planning Commission can make a recommendation on the land use along with a zoning recommendation associated with the annexation.
- The Commissioners discussed their preferences of the staff recommended options, with Mr. Harm, Mr. Seeley and Ms. Larson being in favor of Option C, and Ms. Sanders stating her preference for Option A or B, both by applicant request. Mr. Juntunen favored Option B if the weight restrictions and traffic issues are addressed on Freeman Road.

Mr. Juntunen made a motion to recommend Option B to the City Council. Ms. Wals made a clarification to Option B, stating that staff wouldn't recommend redesignating the MDR parcel to the south because of the critical areas on that site. Ms. Sanders seconded the motion by Mr. Juntunen.

The Commissioners voted, and the motion failed 2-3. (Harm, L. Larson, Seeley)

Mr. Seeley made a motion to recommend Option C to the City Council, with a second by Mr. Harm.

The Commissioners voted, and the motion passed 3-2. (Sanders, Juntunen)

Vice-Chair Sanders reminded staff and the other Commissioners that she had not participated in the hearings for the next two items, so she would not take part in the deliberation and she left the meeting. Chair Larson returned, and resumed his duties as Chair for the remainder of the meeting.

2020 Comprehensive Plan Amendments - L-20-0002 East Town Crossing

(Recording start time: 49:32)

Ms. Baker gave a brief re-cap of this item Commissioners heard at the public hearing the week prior, which included this staff recommendation:

Recommends approval with conditions:

- Convert three parcels from AOC to HDR land use, from CG to RM-20 zoning (parcels B)
- Remove CG-SPO from parcels redesignated HDR (parcels B)
- Retain CG-SPO on remaining AOC property (Parcels A)
- Applicant to clarify boundary of redesignation in relation to existing parcel lines
- Mr. Seeley asked if the overlay would be removed from parcel B but left on parcel A, Ms. Baker stated that this is staff's recommendation, with the applicant agreeing with the recommendation.

- Mr. Harm asked if changing the zoning on a parcel (current business is a CPA office), would make it non-conforming. Ms. Baker explained that this parcel is not a part of this application and will retain the Commercial designation.

Mr. Seeley made a motion to adopt the staff recommendation for the parcels in question, with parcels A retaining the CG-SPO designation. Mr. Harm seconded the motion.

The Commissioners voted, and the motion passed 5-0.

2020 Comprehensive Plan Amendments - L-20-0003 Cascade Shaw

(Recording start time: 56:35)

Ms. Baker gave a brief re-cap of this item Commissioners heard at the public hearing the week prior, which included this staff recommendation:

Recommends approval with conditions:

- Convert parcel from LDR to split designation of HDR/AOC land use
- Concurrent rezone from RS-08 to RM-20/CB
- Applicant to clarify boundary or re-designation in relation to existing parcel lines
- Mr. Harm asked if the required buffer of the critical area (creek) stays the same if there is a change to the zoning, Ms. Baker stated that the setback remains as it required through the City's critical area code.
- Mr. Seeley stated that there is what seems to be a commercial driveway entrance on the south boundary which creates another egress, Ms. Baker stated that she is not familiar with it but thinks it's possible it was a construction entrance and that the traffic engineer would likely require them to close that entrance.
- Mr. Seeley commented that since the parcels to the north have the overlay, that it makes sense that the new commercial area of this parcel should have the overlay applied as well. Ms. Baker stated that since this was not specifically requested by the applicant, staff would have legal questions on whether they could require it. Ms. Baker stated that the Commission could certainly make this suggestion as a part of their recommendation, and pending a discussion with the City Legal Department, it may or may not be a part of the recommendation when it goes to City Council.

Mr. Seeley made a motion to recommend the staff recommendation with the condition to include the overlay over the proposed CB parcel, with a second by Mr. Harm.

The Commissioners voted, and the motion passed 5-0.

Chair Larson asked Ms. Baker to please report back to them after contacting legal staff on the condition.

OTHER COMMISSION BUSINESS

Ms. Baker stated that Planning Commission will hold a public hearing on the pre-annexation zoning, most likely on November 18, 2020.

ADJOURNMENT

The meeting was adjourned at 7:38 p.m.

DRAFT



City Council Agenda Item Report

Submitted by: Steve Kinkelie

Submitting Department: City Council

Meeting Date: 12/08/2020

Subject:

Resolution regarding the City of Puyallup and the City of Edgewood representation on Pierce Transit Board of Commissioners

Presenter:

Mayor Julie Door

Recommendation:

Background:

The cities of Puyallup and Edgewood share a seat on the Pierce Transit Board of Commissioners ("Board"). The resolution that accompanies this agenda item provides that the City of Puyallup representative will represent both cities on the Board from December 1, 2020 - December 1, 2022 and the Edgewood representative will represent both cities on the Board from December 1, 2022 - December 1, 2024. In addition, the resolution provides that the respective Puyallup representative and the Edgewood representative will routinely communicate and consult with each other on Board matters.

Council Direction:

Fiscal Impacts:

ATTACHMENTS

- [Resolution](#)

RESOLUTION NO. XXXXX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
PUYALLUP, PIERCE COUNTY, WASHINGTON, ALTERNATING
PIERCE TRANSIT BOARD SEAT WITH THE CITY OF
EDGEWOOD EVERY OTHER YEAR**

WHEREAS, the City of Edgewood and the City of Puyallup share representation on the Pierce Transit Board of Commissioners, and

WHEREAS, both cities believe that representation on this board is of vital concern to our citizens, both economically and socially, and

WHEREAS, both cities would like to work in the spirit of teamwork;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The cities of Puyallup and Edgewood will alternate seats on the Pierce Transit Board of Commissioners.

Section 2. The term that each of the cities will hold that seat is two years.

Section 3. The City of Puyallup will begin their two-year term on December 1, 2020. The City of Edgewood will begin their board position on December 1, 2022.

Section 4. Each Council will appoint the representative from their active elected Council.

Section 5. Communication between the cities of Puyallup and Edgewood regarding Pierce Transit Board of Commissioner matters is important. The cities agree that the designated representatives from each of the cities will regularly communicate and consult with each other on matters before the Pierce Transit Board of Commissioners.

Section 6. Effective Date. This resolution will take effect immediately upon passage by both City Councils.

ADOPTED THIS 8TH DAY OF DECEMBER 2020.

Julie L.B. Door
Mayor

APPROVED AS TO FORM:

Joseph N. Beck
City Attorney

ATTEST:

Brenda Fritsvold
City Clerk



City Council Agenda Item Report

Submitted by: Mary Winter

Submitting Department: City Manager's Office

Meeting Date: 12/08/2020

Subject:

Presentation regarding the 2021 Washington State Legislative Session

Presenter:

City Manager Steve Kinkelie, Consultants Luke Esser and Jim Hedrick

Recommendation:

Background:

The Washington State Legislative convenes on January 11, 2021 for a 105-day session. State Government Relations consultants Luke Esser and Jim Hedrick will provide City Council with an overview of key issues for the upcoming legislative session.

Council Direction:

Fiscal Impacts:

ATTACHMENTS



City Council Agenda Item Report

Submitted by: Jessica Johnson

Submitting Department: City Manager's Office

Meeting Date: 12/08/2020

Subject:

Proposed 2021 City Council Meeting Calendar

Presenter:

Steve Kinkelie, City Manager

Recommendation:

Consider and approve a 2021 City Council meeting calendar.

Background:

Attached is a proposed 2021 council meeting calendar. Although the calendar cannot be adjusted to satisfy all schedules it does account for the following: Puyallup School District's spring break, Association of Washington Cities conference, National Night Out, the National League of Cities conference and federal holidays.

Council Direction:

Fiscal Impacts:

ATTACHMENTS

- [Proposed 2021 Council Meeting Calendar](#)

2021 Puyallup City Council Meeting Calendar Proposed

Jan	Mon	Tues	Wed	Thurs	Fri	Sat
					1 New Year's Day	2
3	4	5 Regular	6	7	8	9
10	11	12	13	14	15	16
17	18 MLK Day	19	20	21	22	23
24	25	26 Regular	27	28	29	30
31						

Feb	Mon	Tues	Wed	Thurs	Fri	Sat
	1	2 Retreat	3	4	5	6
7	8	9 Regular	10	11	12	13
14	15 Presidents' Day	16	17	18	19	20
21	22	23 Regular	24	25	26	27
28						

Mar	Mon	Tues	Wed	Thurs	Fri	Sat
	1	2	3	4	5	6
7	8	9 Study	10	11	12	13
14	15	16	17	18	19	20
21	22	23 Regular	24	25	26	27
28	29	30	31			

Apr	Mon	Tues	Wed	Thurs	Fri	Sat
				1	2	3
4	5	6 Regular	7	8	9	10
11	12 Spring Break	13 Spring Break	14 Spring Break	15 Spring Break	16 Spring Break	17
18	19	20	21	22	23	24
25	26	27 Regular	28	29	30	

May	Mon	Tues	Wed	Thurs	Fri	Sat
						1
2	3	4 Study	5	6	7	8
9	10	11	12	13	14	15
16	17	18 Regular	19	20	21	22
23	24	25 Regular	26	27	28	29
30	31 Memorial Day					

June	Mon	Tues	Wed	Thurs	Fri	Sat
		1	2	3	4	5
6	7	8 Regular	9	10	11	12
13	14	15 Regular	16	17	18	19
20	21	22 AWC	23 AWC	24 AWC	25 AWC	26
27	28	29 Study	30			

2021 Puyallup City Council Meeting Calendar Proposed

July	Mon	Tues	Wed	Thurs	Fri	Sat
				1	2	3
4	5 Independence Day - Holiday	6	7	8	9	10
11	12	13 Regular	14	15	16	17
18	19	20 Regular	21	22	23	24
25	26	27	28	29	30	31

Aug	Mon	Tues	Wed	Thurs	Fri	Sat
1	2	3 N. Night Out	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24 Regular	25	26	27	28
29	30	31 Regular				

Sept	Mon	Tues	Wed	Thurs	Fri	Sat
			1	2	3	4
5	6 Labor Day	7	8	9	10	11
12	13	14 Regular	15	16	17	18
19	20	21 Study	22	23	24	25
26	27	28 Regular	29	30		

Oct	Mon	Tues	Wed	Thurs	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12 Budget	13 Budget	14 Budget	15	16
17	18	19	20	21	22	23
24	25	26 Regular	27	28	29	30
31 Halloween						

Nov	Mon	Tues	Wed	Thurs	Fri	Sat
	1	2 Election Day	3	4	5	6
7	8	9 Regular	10	11 Veterans' Day	12	13
14	15	16	17 NLC	18 NLC	19 NLC	20
21	22	23 Regular	24	25 Thanksgiving	26 Thanksgiving	27
28	29	30				

Dec	Mon	Tues	Wed	Thurs	Fri	Sat
			1	2	3	4
5	6	7 Regular	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24 Christmas Holiday	25 Christmas Day
26	27	28	29	30	31 New Year's Holiday	Jan 1, 2021 New Year's Day