



Planning Commission Meeting Agenda

The Planning Commission meeting will be held in person in Room 504 on the 5th floor of City Hall, 333 S. Meridian. The meeting can be watched and listened to via this conferencing link: <https://zoom.us/>, click Join a Meeting, Meeting ID: 869 5363 5734, password is 466376. To join the meeting by phone, dial 253-215-8782 and use the same Meeting ID and password as listed above.

Written comments will be accepted at MichelleO@puyallupwa.gov until 3:00 p.m. and be distributed to the Commission prior to the meeting. No public comments will be accepted via Zoom

Wednesday, October 9, 2024
6:30 PM

ROLL CALL

APPROVAL OF THE AGENDA

1. WORKSESSION TOPICS

- 1.a Puyallup 2044 - Economic Development Element
 - [Draft Economic Development Narrative - clean version](#)
 - [Draft Economic Development Narrative - tracked version](#)
 - [Revised Draft Economic Development Goals & Policies](#)

- 1.b Puyallup 2044 - Community Character Element
 - [Draft Community Character Narrative - clean version](#)
 - [Draft Community Character Narrative - tracked version](#)
 - [Revised Draft Community Character Goals & Policies](#)

- 1.c Puyallup 2044 - Natural Environment Element
 - [Draft Natural Environment Narrative - clean version](#)
 - [Draft Natural Environment Narrative - tracked version](#)

- 1.d Puyallup 2044 - Parks, Recreation, & Open Space Element
 - [Draft PROS Element](#)

2. OTHER COMMISSION BUSINESS

- 2.a Chair Selection for Oct. 23rd Planning Commission Meeting.

CITIZEN COMMENTS - Time permitting and addressing items on the agenda

ADJOURNMENT

The City of Puyallup does not discriminate on the basis of disability in any of its programs,

activities, or services. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Puyallup should contact the City Clerk's Office (253-841-4321, info@puyallupwa.gov) as soon as possible but no later than 48 hours before the event.



Planning Commission Agenda Item Report

Submitted by: Kendall Wals

Submitting Department: Development & Permitting Services

Meeting Date: October 9, 2024

Subject:

Puyallup 2044 - Economic Development Element

Presenter:

Kendall Wals, Senior Planner | 253-841-5462 | kwals@puyallupwa.gov

Recommendation:

Review, Discussion

Background:

The Planning Commission has not yet reviewed the draft narrative for the Economic Development Element but reviewed draft policy updates at their July 24, 2024 work session. The feedback received from the Commission has been considered and incorporated into the draft policies. Since the Commission has already reviewed the draft policies, staff does not intend to walk through the revised draft policy table at the October 9th meeting. Please review the draft narrative (provided in both clean and tracked versions) and the updated policy table attached to the agenda item in advance of the meeting.

ATTACHMENT(S)

[Draft Economic Development Narrative - clean version](#)

[Draft Economic Development Narrative - tracked version](#)

[Revised Draft Economic Development Goals & Policies](#)

A. INTRODUCTION

All aspects of Puyallup, including its physical form, population make-up and quality of life, are integrally tied to our commerce, employment and overall economic base. Economic opportunities for community members, viable business/employment districts, and a strong City revenue stream are essential to the community's long-term health and vitality. This Economic Development Element is intended to identify the qualities and challenges that our community has relative to economic factors and to chart our principal areas of emphasis into the future.

Economic Development is expressly cited in the City Comprehensive Plan vision statement, which mentions "bustling neighborhood centers and business-friendly districts," and "thriving-wage employment opportunities." Other aspects of the community's vision addressing improved quality of life also support the City's economic development goals.

In addition, state and regional policies support a viable local economic development plan, as described below.

I. Growth Management Act

One of the foundational goals of the Growth Management Act (GMA) pertains directly to this topic:

RCW 36.70A.070(5): Economic Development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capabilities of the state's natural resources, public services and public facilities.

RCW 36.70A.070(7) also provides for local jurisdictions to adopt an optional Economic Development Element, which is to include the following:

- A summary of the local economy such as population employment, payroll, sectors, businesses, sales and other information as appropriate;
- A summary of the strengths and weaknesses of the local economy;
- Identification of policies and programs to foster local economic growth and development.

II. Multi-county Planning Policies

Puyallup’s planning should be consistent with VISION 2050, the Puget Sound Regional Council’s long-range, regional plan for managing growth. Vision 2050 addresses local and regional economic development, including the following “overarching goal” statement:

The region has a prospering and sustainable regional economy by supporting business & job creation, investing in people, sustaining environmental quality, and creating great central places...

III. Countywide Planning Policies

In addition to VISION2050, the Countywide Planning Policies support strong economic bases for local jurisdictions within Pierce County.

B. COMMUNITY PROFILE

I. History

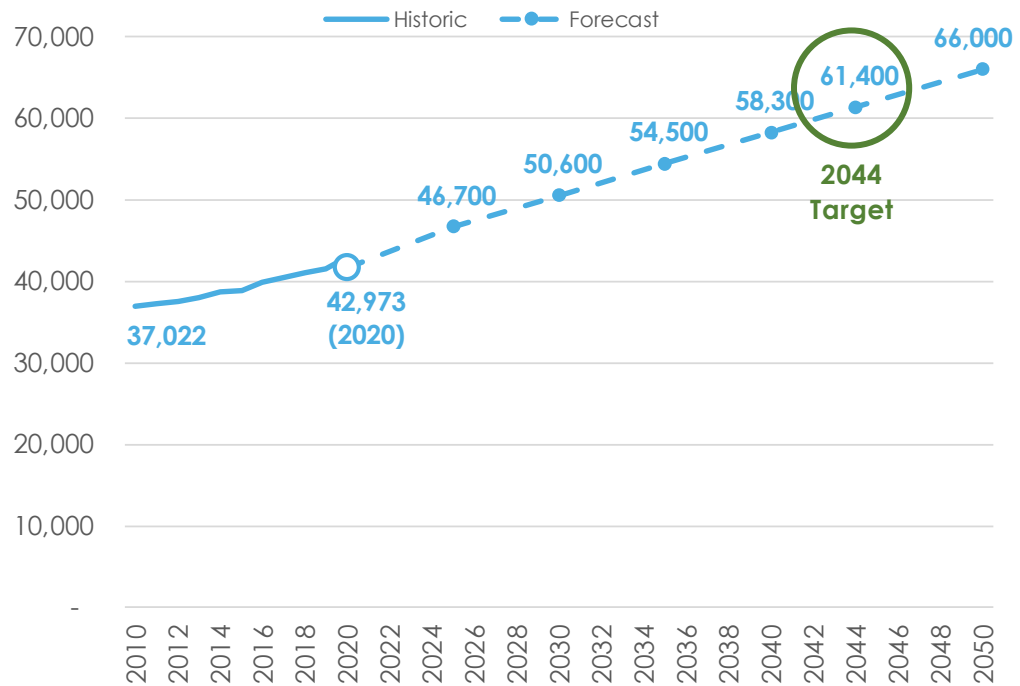
Incorporated in 1890, Puyallup has a varied economic history of steady growth. The majority of its early existence as a city was heavily supported by the area’s agriculture, with elements of timber and general trade. The City’s population steadily increased in the 1900s, both via infill development and new annexations, establishing Puyallup as the business and residential center of East Pierce County. In the later 1900s, there was further diversification, with a small, but active, industrial presence, and a growing local employment base in multiple sectors.

Since then, Puyallup has matured into a city with two regional growth centers in downtown and South Hill that offer a variety of shopping, dining, and employment opportunities. The city is home to a 14-member car dealers’ association that ranks near the top in the region, the seventh-largest fair and event center in the US, and serves as the top boarding location for the Sounder commuter rail service to Tacoma, Seattle, and Everett. Puyallup prides itself on its large park and trail system, excellent K-12 schools, two post-secondary educational institutions, an outdoor art gallery, and a modern regional medical center.

II. Socio-Economic Characteristics

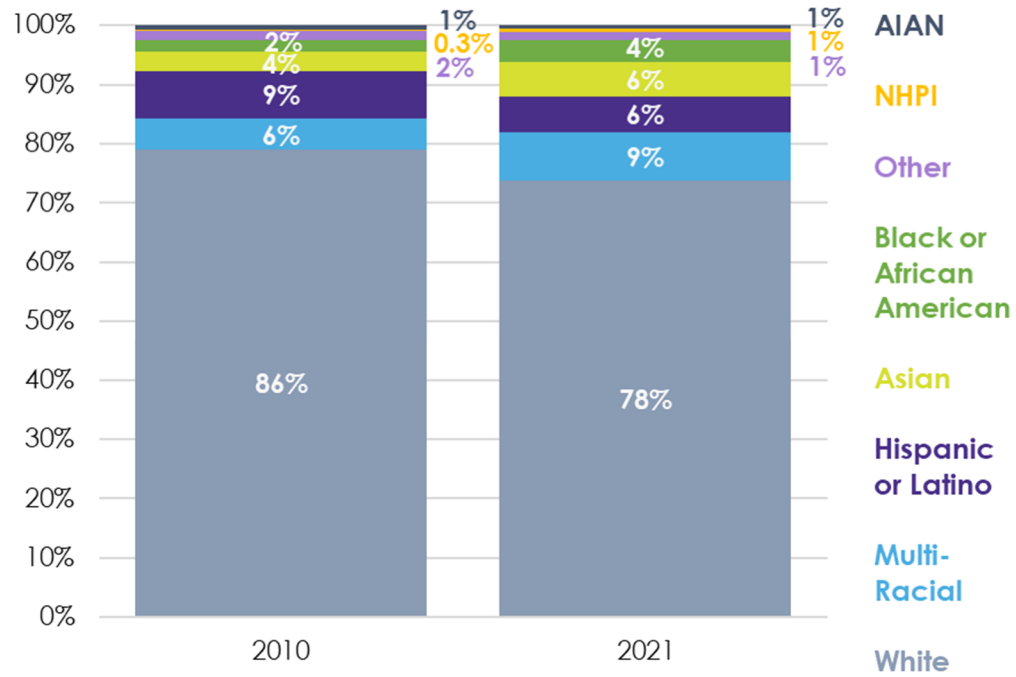
As of April 1, 2020, the State Office of Financial Management recognizes the City population at 42,973 people (**Exhibit 6-1**). As outlined more fully in the Land Use Element, this population has steadily increased throughout the City’s history, both due to annexations and housing production. Puyallup’s population is further projected to grow by more than 23,000 people by 2050.

Exhibit 6-1: Historic and Forecasted Population, City of Puyallup, 2010 to 2050



Source(s): Office of Financial Management Postcensal Estimates, 1960-Present; Puget Sound Regional Council LUV-it Output, 2023; CAI, 2023. The City is gradually becoming more ethnically diverse, with residents denoting themselves as “non-white” on Census forms having markedly risen. By 2021, Puyallup’s population is mostly white, native-born, and English speaking. However, the population of nonwhite Puyallup residents increased from 23% to 28% of the total population between 2010 and 2021 (**Exhibit 6-2**).

Exhibit 6-2: Race and Ethnicity of Residents, City of Puyallup, 2010 and 2021

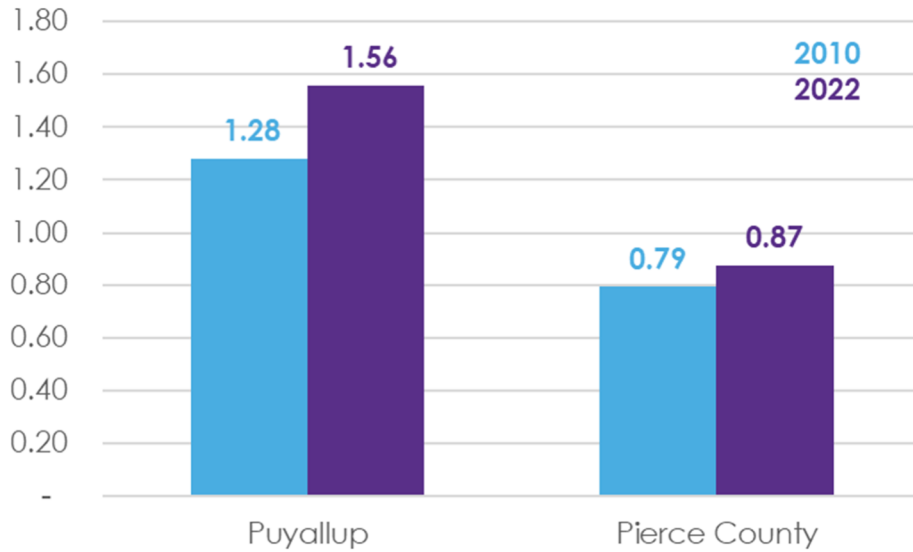


Source(s): American Community Survey, 2010, 2021; CAI, 2023.

Note: AIAN stands for American Indian and Alaska Native, NHPI stands for Native Hawaiian and Other Pacific Islander.

The ratio of jobs to housing units increased from 2010 to 2022, suggesting that overall, housing production has not kept up with increases in employment. Puyallup has a higher ratio of jobs to housing units compared with the county, suggesting that the city acts as a regional employment center and experiences relatively strong economic activity (**Exhibit 6-3**).

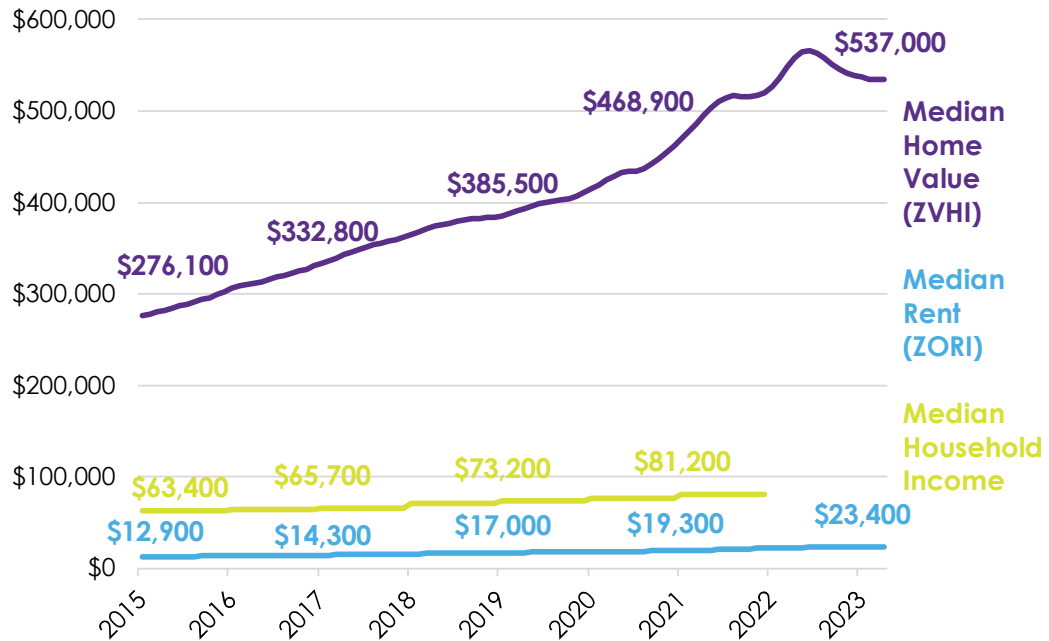
Exhibit 6-3. Jobs to Housing Unit Ratio, Puyallup and Pierce County, 2010 & 2022



Source(s): *Puget Sound Regional Council, 2010 & 2022; Washington Office of Financial Management, 2010 & 2022; CAI, 2023.*

Both housing costs and income are rising in Puyallup since 2015 (**Exhibit 6-4**). Following national trends, the increase in housing costs outpaces that of income.

Exhibit 6-4. Median Home Value, Rent, and Income, City of Puyallup, 2015-2023

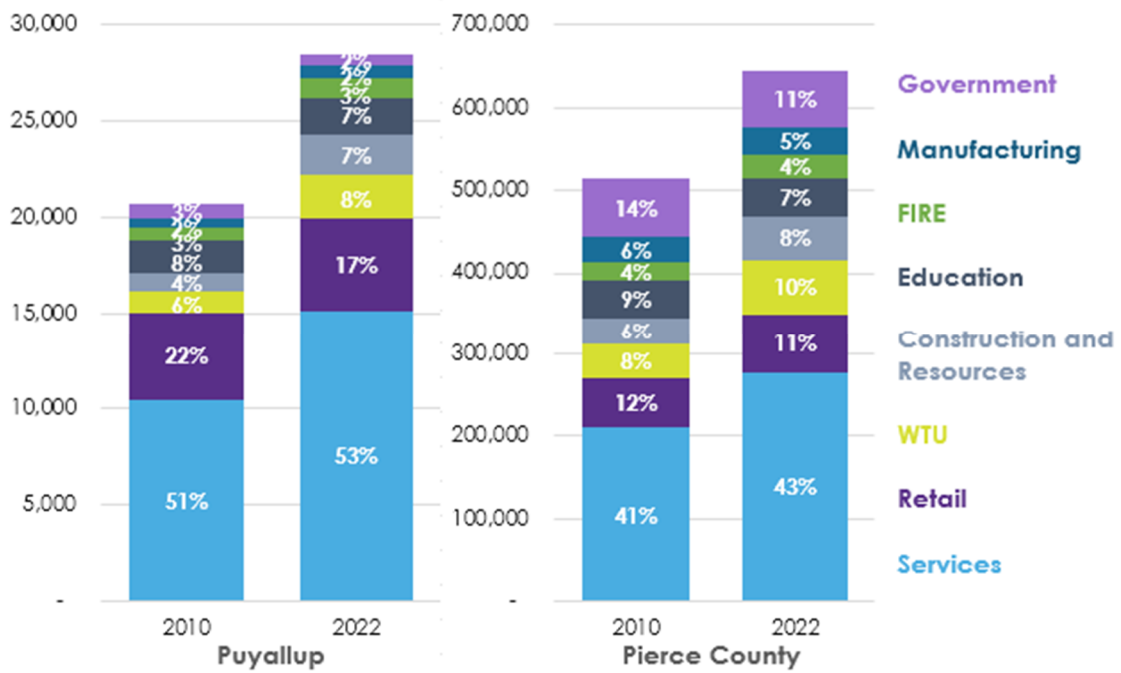


Source(s): Zillow, 2023; American Community Survey 5-Year 2016-2021 Estimates; CAI 2023.

III. Employment

Puyallup’s employment growth trends lead to an overall employment of 28,487 jobs in 2022 (**Exhibit 6-5**). Jobs in services and retail account for 70% of all jobs in Puyallup – a much greater proportion than in Pierce County. As employment grows in Puyallup, the services sector grows the fastest, making up more than half of all employment growth since 2010. This services sector is made up heavily by jobs in the health care and social assistance industry, the food services industry, and professional, scientific, and technical services.

Exhibit 6-5: Employment by Industry Sector, City of Puyallup and Pierce County, 2010 to 2022



Source(s): Puget Sound Regional Council, 2022; CAI, 2023.

The majority of workers employed in the City of Puyallup (77%) have a commute distance of less than 24 miles to work, which may indicate a healthy balance of local housing demand and availability.

Exhibit 6-6. Distance Traveled by Workers Employed in City of Puyallup, 2020

Distance	Jobs	Percent Makeup
Less Than 10 Miles	16,363	54%
10 to 24 Miles	7,084	23%
25 to 50 Miles	3,524	12%
Greater Than 50 Miles	3,227	11%
Total Jobs	30,198	100%

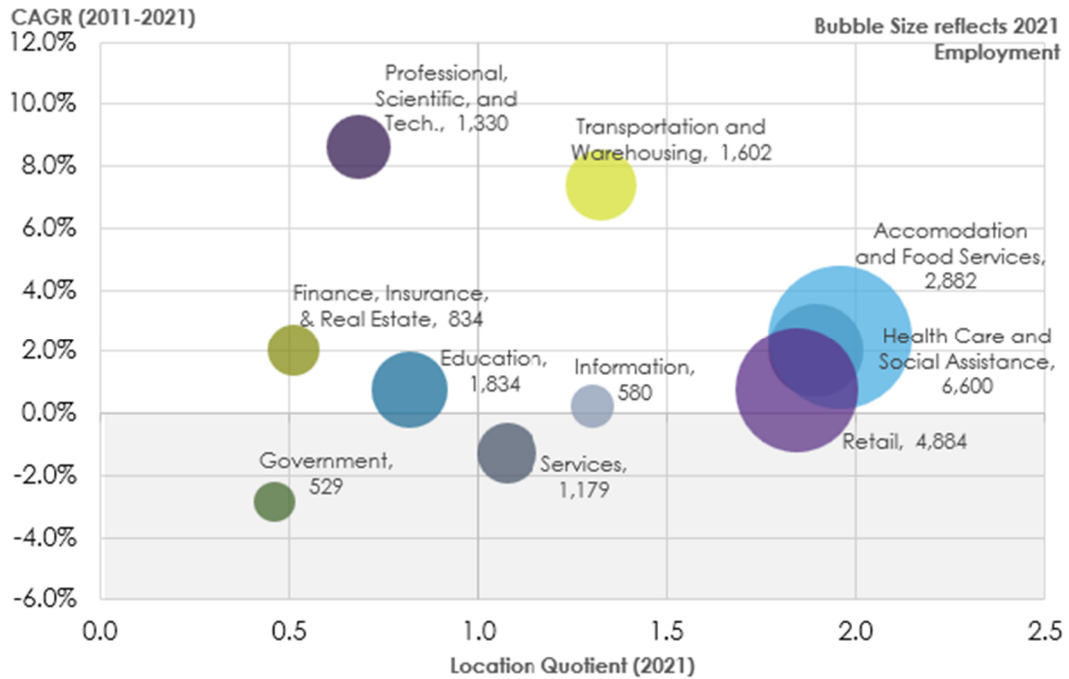
Source(s): U.S. Census Bureau LEHD, 2020; CAI, 2023.

IV. Economic Sectors

Economic activity in Puyallup is pronounced in several industry sectors, including Industrial, Commercial, Government, Health Care, Visitor Serving and Institutional.

The nature of cluster advantages for Puyallup’s top industries are described in the chart below (**Exhibit 6-7**). Health care and social assistance, accommodation and food services, & retail are all sectors which show a high value for employment as well as a high location quotient, indicating strong presence of these industries compared to the national distribution. The transportation and warehousing industry and the professional, scientific and technical services industry both show a high growth rate in Puyallup over the past decade.

Exhibit 6-7. Top Ten Industry Sectors (by Employment), Growth and Industry Concentration, City of Puyallup, 2011 to 2021



Source(s): Puget Sound Regional Council 2-digit NAICs, 2021; American Community Survey, 2021; Bureau of Labor Statistics, 2023; CAI, 2023.

Industrial Uses

Traditionally, Puyallup housed agriculture-supporting industrial uses (e.g. cold storage, canneries), as well as various local service companies. Since then, this activity has diversified, with the development of several large distribution centers, manufacturing facilities and related industrial space. Puyallup has land designated for employment uses including industrial uses in several parts of the city, including the greater Valley Avenue/Levee Road vicinity of North Puyallup, the East Main/Inter Avenue area and within the South Hill regional growth center. These areas include a range of employment uses, from smaller service-oriented businesses to large warehousing and manufacturing sites.

Commercial Uses and Growth Centers

The City has multiple districts containing commercial uses, including the South Hill commercial core, downtown, River Road corridor, East Main and others. According to PSRC's updated 2018 Regional Centers Framework, both of Puyallup's designated centers, Downtown and South Hill, are classified as Urban Growth Centers. These centers have an important regional role, with dense existing jobs and housing, high-quality transit service, and planning for significant growth under Growth Management Act and PSRC population and employment forecasting. These centers may represent areas where major investments, such as high-capacity transit, offer new growth opportunities.

Downtown is the City's historic center of commerce. In recent years, the downtown commercial district has transitioned into more of a specialty retail, small office and food service/entertainment district. The Downtown Regional Center is 215 acres in size and hosts 1,508 residents. The 2,928 jobs in the center are concentrated in services, with a large comparative share of jobs in education and government.

The City's South Hill area is a retail destination, featuring the regional-serving South Hill Mall and numerous large-format retailers. The South Hill Regional Center is 845 acres in size and has a high employment count with 5,918 jobs. The South Hill Mall contributes to a high comparative share of retail jobs in that subarea (one-third of all jobs). Approximately half of all jobs in the South Hill center are in services.

The River Road Planning Area, at 719 acres, has an estimated population of 4,609 residents in 1,718 housing units. It has an estimated 2,610 jobs, nearly two-thirds of which are retail, as this area is known for its many auto dealerships.

Given this combination of commercial uses, the City's overall retail base is relatively strong.

Health Care

Good Samaritan Community Healthcare System was first based in the City in 1952. In 2006, Good Samaritan merged with MultiCare, operators of several large medical facilities in the region, which led to a major expansion of their local medical presence. In 2007, a Hospital Master Plan was approved, which led to app. \$400 million of new capital investment at the Puyallup facility. In 2022, MultiCare proposed an updated 20-year Master Plan, which would include development of approximately 1,012,000 square feet across multiple phases. The Master Plan includes development of a new patient care tower, expansion of several buildings, new medical office buildings, new parking garages, and various infrastructure improvements.

As the hospital has grown, so too has the ancillary medical office area around the hospital, with numerous private offices and support functions. There are also several convalescent facilities around the City of varying sizes, with ongoing development activity in that niche.

Visitor-Serving

Puyallup is the home of the Washington State Fair & Events Center. The primary Fair, held each year in September, annually records well over one million visitors and is ranked as the sixth largest fair in the country. The fairgrounds comprise 120 acres, including the expanded ShowPlex event space, and are used year-round by community organizations as well as for trade shows, expositions and other special events.

Institutional

Puyallup has numerous facilities related to education. The Puyallup Research and Extension Center, located on the west perimeter of the City, is a large agricultural station of Washington State University (WSU). The center, established in Puyallup in 1894, is devoted to research in horticulture, animal and veterinary care, crops and related sciences. Recently, the WSU Center has expanded its research to include urban-themed emerging technologies such as stormwater management, green building techniques and related areas.

Pierce College’s Puyallup campus enrolls close to 4,500 undergraduate full time and part-time students annually.¹ The Puyallup School District, with headquarters in downtown Puyallup, operates the highly-regarded K-12 system within the City and surrounding area and is one of the City’s largest employers. There are also multiple private K-12 educational facilities in the City, including several schools for the locally-based Cascade Christian School District.

V. Finances

City Finances

The total budget for the City of Puyallup is approximately \$146 million in Fiscal Year 2024. A sizable portion of that budget involves “enterprise funds” (e.g. various utilities which are self-supported with user fees) and related special revenue funds. Much of the City’s basic services, including police, parks and other general operations, come from the “general fund”, which totals approximately \$58 million in FY 2024. Having a strong general fund

¹ [Pierce College-Puyallup | Data USA](#)

enables the City to provide a higher-level of services and facilities to the community.

Sales tax collections make up the largest share of Puyallup’s “general fund” (48% in 2024), more than double the next largest general fund share (property tax collections). Puyallup has a strong local sales tax base, given the presence of auto dealers, a regional mall and other local retailers.

LIFT Grant

In 2008, the City was granted, after a competitive process, participation in the State’s “Local Infrastructure Financing Tool” (LIFT) program. The LIFT program was a limited-duration State revenue-sharing program whereby local cities could retain a share – up to \$1 million/year for a 25-year period – of sales and property tax proceeds generated within a designated area of their jurisdictions which would otherwise be allocated to the State. This designated area, known as the Revenue Development Area (RDA, see map below), encompasses both the City’s Downtown & South Hill Regional Growth Center’s and the intervening South Meridian corridor. Annual receipt of these funds requires a finding that property & sales tax collections within the RDA are increasing by a defined level each year and that the \$1 million/year LIFT “grant” is expended only upon qualifying public investments within the RDA that support continuing private jobs growth/investment. Since its inception in 2010, the City has been successful each year in qualifying for the full \$1 million grant amount, which has already been applied to a number of infrastructure upgrade projects.

C. STRENGTHS AND CHALLENGES

As with any geographic area, Puyallup’s economic development climate enjoys several strengths as well as areas of challenge. Such factors will change over time, as market and local conditions transition. The following is a brief list of some key current local strengths and challenges relative to economic issues.

Strengths

- Puyallup has a fundamentally-sound local mix of land uses, with a historically strong tax base that has allowed long-term City investment in infrastructure and amenities.
- The City has two Regional Growth Centers (Downtown & South Hill), as designated by the Puget Sound Regional Council, enhancing grant-funding opportunities.
- Puyallup is one of the few cities in the state to benefit from a “LIFT” (Local Infrastructure Funding Tool) grant, allowing a portion of state tax revenues to be directly used for local commerce-serving infrastructure within a designated

area which includes both Regional Growth Centers and the intervening Meridian corridor (including Fair & hospital vicinities).

- Puyallup enjoys a strong quality of life, with desirable neighborhoods, excellent parks and historic character. This, in conjunction with a well-regarded public school system, can attract residents and businesses.
- Puyallup has competitive local tax levels, relative to similar-sized cities in the region, and has no general business & occupancy (B&O) tax. East Pierce County real estate costs, including commercial property, are generally less than those in nearby King County.
- Puyallup has a relatively well-trained local work force. On average, Puyallup residents have higher education levels than most localities in Pierce County.
- Puyallup is home to the Washington State Fair, which draws a very large number of visitors to the City both for major and smaller interim events. In addition, this area is part of the greater “gateway” to Mt. Rainier National Park. Efforts are being made to harness these visitor-serving attributes to increase local jobs and commerce, though much potential still remains on that front.

Challenges

- Service industry employment (e.g. retail, food services) makes up the single-largest portion of those jobs currently based in Puyallup. These are often not family wage-level positions and, ultimately, are dependent upon employees of other primary industries for support.
- With heavily-used transportation corridors constricting both commuters and trade, regional mobility is a challenge for Puyallup and surrounding jurisdictions. Delays to completion of the SR-167 project have impacted the area’s commerce and connectivity.
- After decades of being the retail commercial hub for East Pierce County, Puyallup has seen increased competition in retail sales from larger retailers in unincorporated South Hill and other nearby areas. This can depress City sales tax collections, which – as noted above – are a large contributor to City revenues which fund basic municipal functions.
- Currently, the majority of market interest in local industrial development seems to focus on distribution center space. While a necessary component of the industrial market, distribution centers typically have lower employment levels (per acre) and occupy greater land area than corresponding manufacturing facilities, thus contributing relatively few total jobs to the local economy and diminishing limited available industrial land. Moreover, there is a lack of available industrial land in Puyallup, even though there is market demand for industrial space locally.
- Perceptions of the ease and cost of doing business in Puyallup have worsened in recent years, with private sector stakeholders indicating that doing business in Puyallup is more difficult than in most neighboring jurisdictions.

D. GOALS AND POLICIES

[See separate Draft Policy Updates document]

A. INTRODUCTION

All aspects of Puyallup, including its physical form, population make-up and quality of life, are integrally tied to our commerce, employment and ~~the~~ overall economic base. Economic opportunities for ~~local citizens~~community members, viable business/employment districts, and a strong City revenue stream are essential to the community's long-term health and vitality. This Economic Development Element is intended to identify the qualities and challenges that our community has relative to economic factors and to chart our principal areas of emphasis into the future.

Economic Development is expressly cited in the City Comprehensive Plan vision statement: which mentions “bustling neighborhood centers and business-friendly districts,” and “thriving-wage employment opportunities.” Other aspects of the community’s vision addressing improved quality of life also support the City’s economic development goals.

~~In 2030, Puyallup is a friendly, active and safe community that celebrates its heritage. The community, while retaining its unique character, has grown responsibly by supporting diverse transportation, recreation and housing options. Puyallup encourages local economic development and learning opportunities, while providing amenities for all members of the community.~~

In addition, state ~~&~~and regional policies support a viable local economic development plan, as described below.

I. Growth Management Act

One of the foundational goals of the Growth Management Act (GMA) pertains directly to this topic:

RCW 36.70A.070(5): Economic Development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capabilities of the state's natural resources, public services and public facilities.

RCW 36.70A.070(7) also provides for local jurisdictions to adopt an optional Economic Development Element, which is to include the following:

- A summary of the local economy such as population employment, payroll, sectors, businesses, sales and other information as appropriate;

- A summary of the strengths and weaknesses of the local economy;
- Identification of policies and programs to foster local economic growth and development.

II. Multi-county Planning Policies

~~Puyallup’s land use goals and policies are to be consistent with VISION 2040’s Development Patterns, one of the six categories that VISION 2040 uses to guide development at a local level. VISION 2040 addresses local and regional economic development, including the following “overarching goal” statement:~~

~~The region will have a prospering and sustainable regional economy by supporting businesses and job creation, investing in all people, sustaining environmental quality, and creating great central places, diverse communities and high quality of life.~~

Puyallup’s planning should be consistent with VISION 2050, the Puget Sound Regional Council’s long-range, regional plan for managing growth. Vision 2050 addresses local and regional economic development, including the following “overarching goal” statement:

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III. Countywide Planning Policies

In addition to VISION-~~2050~~2040, the Countywide Planning Policies support strong economic bases for local jurisdictions within Pierce County.

B. COMMUNITY PROFILE

I. History

Incorporated in 1890, Puyallup has a varied economic history of steady growth. The majority of its early existence as a city was heavily supported by the area’s agriculture, with elements of timber and general trade. The City’s population steadily increased in the 1900s, both via infill development and new annexations, establishing Puyallup as the business and residential center of East Pierce County. In the later 1900s, there was further diversification, with a small, but active, industrial presence, and a growing local employment base in multiple sectors.

Since then, Puyallup has matured into a city with two regional growth centers in downtown and South Hill that offer a variety of shopping, dining, and employment opportunities. The city is home to a 14-member car dealers’

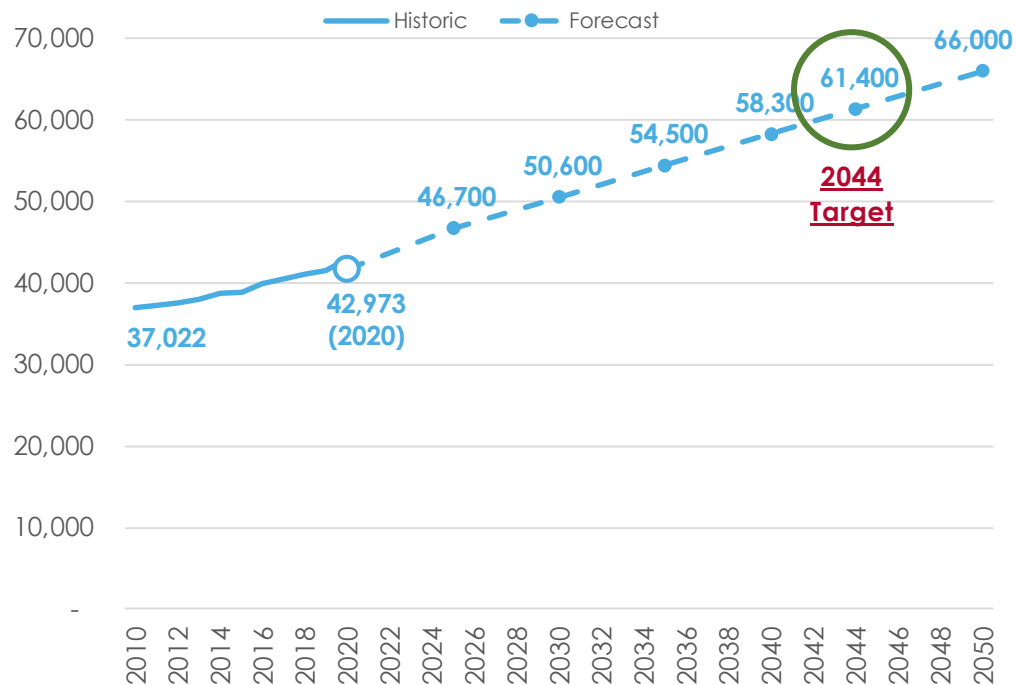
association that ranks near the top in the region, the seventh-largest fair and event center in the US, and serves as the top boarding location for the Sounder commuter rail service to Tacoma, Seattle, and Everett. Puyallup prides itself on its large park and trail system, excellent K-12 schools, two post-secondary educational institutions, an outdoor art gallery, and a modern regional medical center.

Over the past 30 years, single family and multi family residential construction has continued to increase, with the creation of several large new neighborhoods, particularly in the SE & SW areas of the City. During the same time period, a new major commercial core has been created in the City's South Hill area.

II. Socio-Economic Characteristics

As of April 1, 2020, the State Office of Financial Management recognizes the City population at 42,973 people (Exhibit 6-1). As outlined more fully in the Land Use Element, this population has steadily increased throughout the City's history, both due to annexations and housing production. Puyallup's population is further projected to grow by more than 23,000 people by 2050.

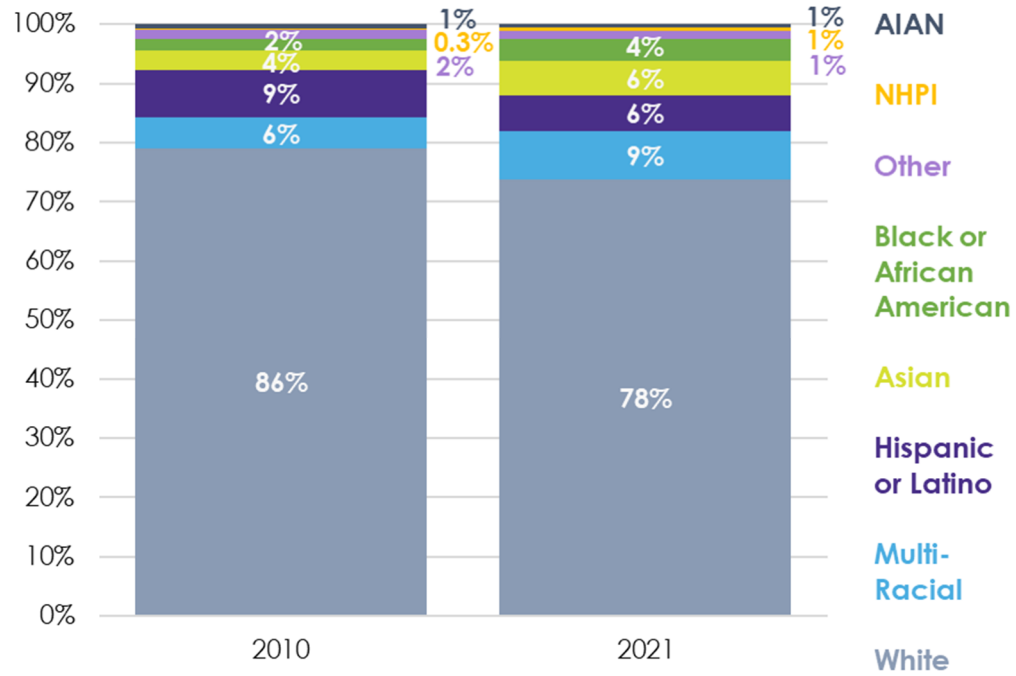
Exhibit 6-1: Historic and Forecasted Population, City of Puyallup, 2010 to 2050



Source(s): Office of Financial Management Postcensal Estimates, 1960-Present; Puget Sound Regional Council LUV-it Output, 2023; CAI, 2023.

The City is gradually becoming more ethnically diverse, with residents denoting themselves as “non-white” on Census forms having markedly risen. By 2021, Puyallup’s population is mostly white, native-born, and English speaking. However, the population of nonwhite Puyallup residents increased from 23% to 28% of the total population between 2010 and 2021 (Exhibit 6-2).

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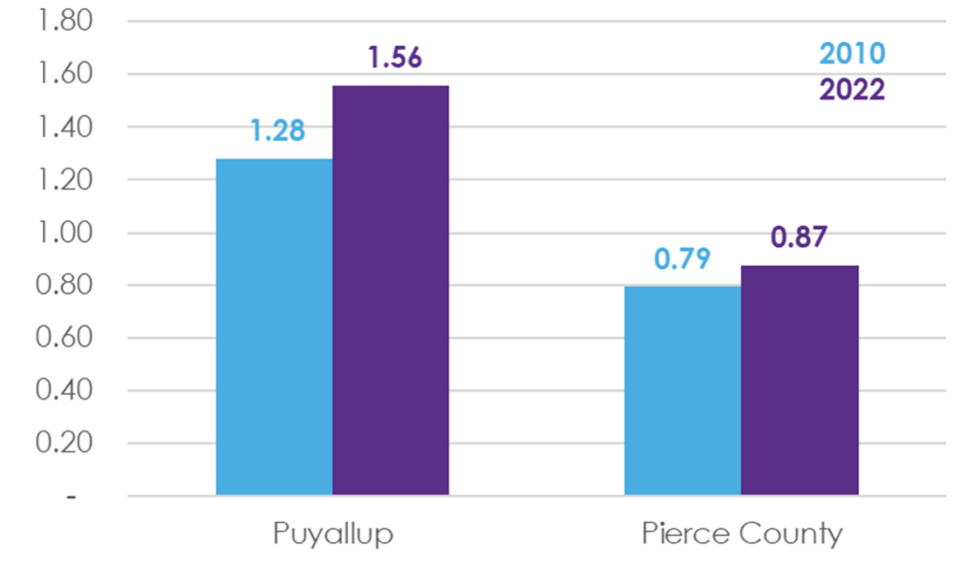


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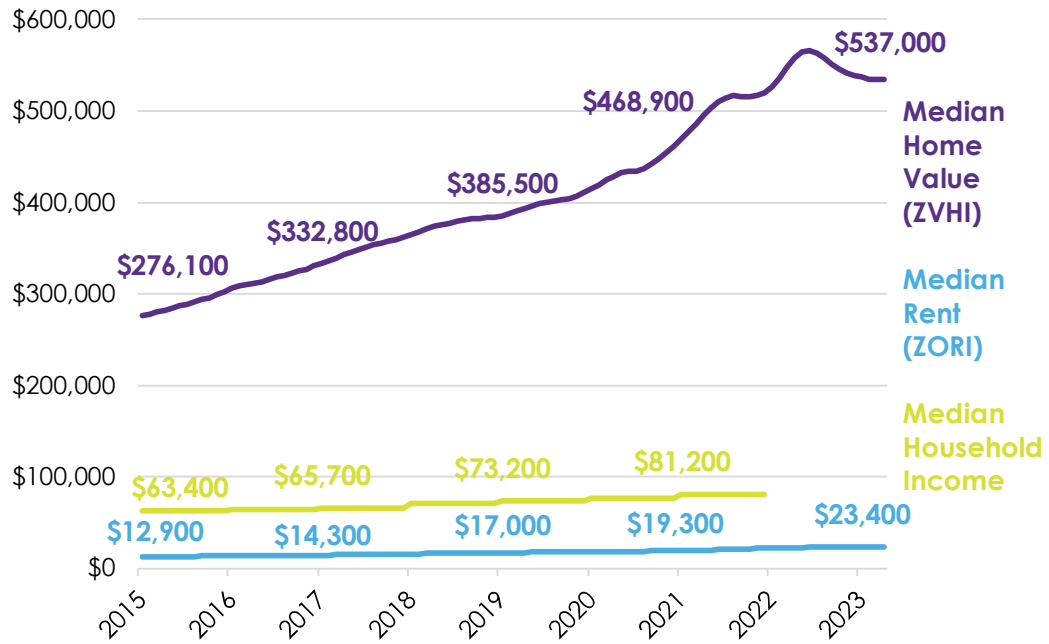
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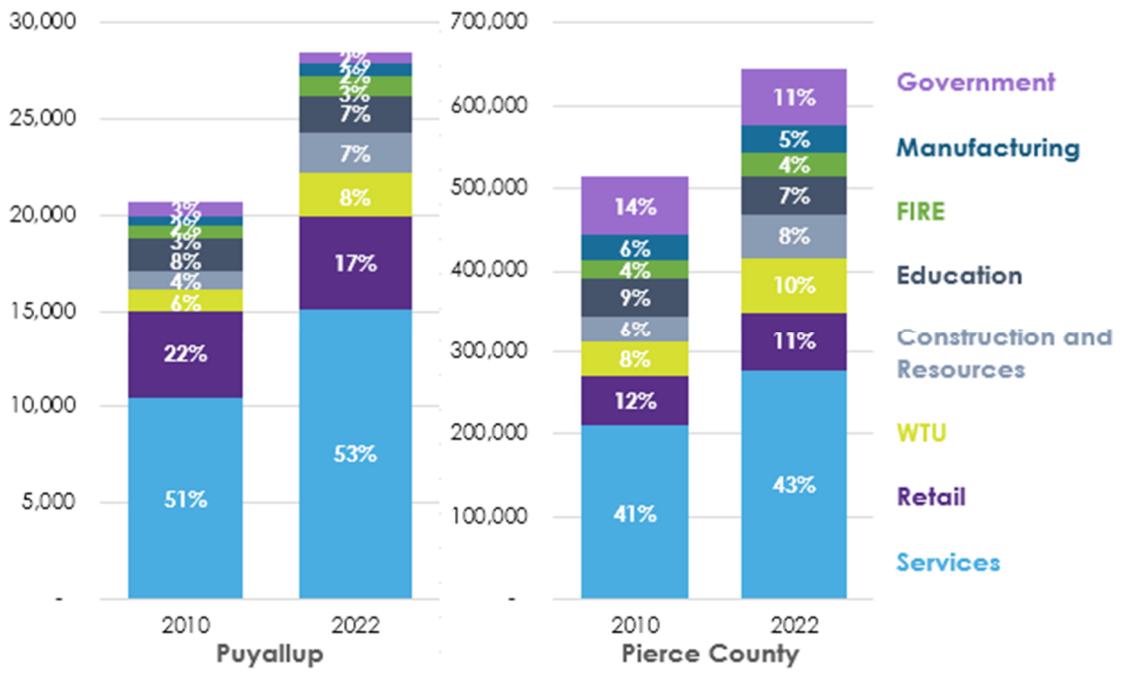


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III. Employment

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Exhibit 6-5: Employment by Industry Sector, City of Puyallup and Pierce County, 2010 to 2022



Source(s): Puget Sound Regional Council, 2022; CAI, 2023.

The majority of workers employed in the City of Puyallup (77%) have a commute distance of less than 24 miles to work, which may indicate a healthy balance of local housing demand and availability.

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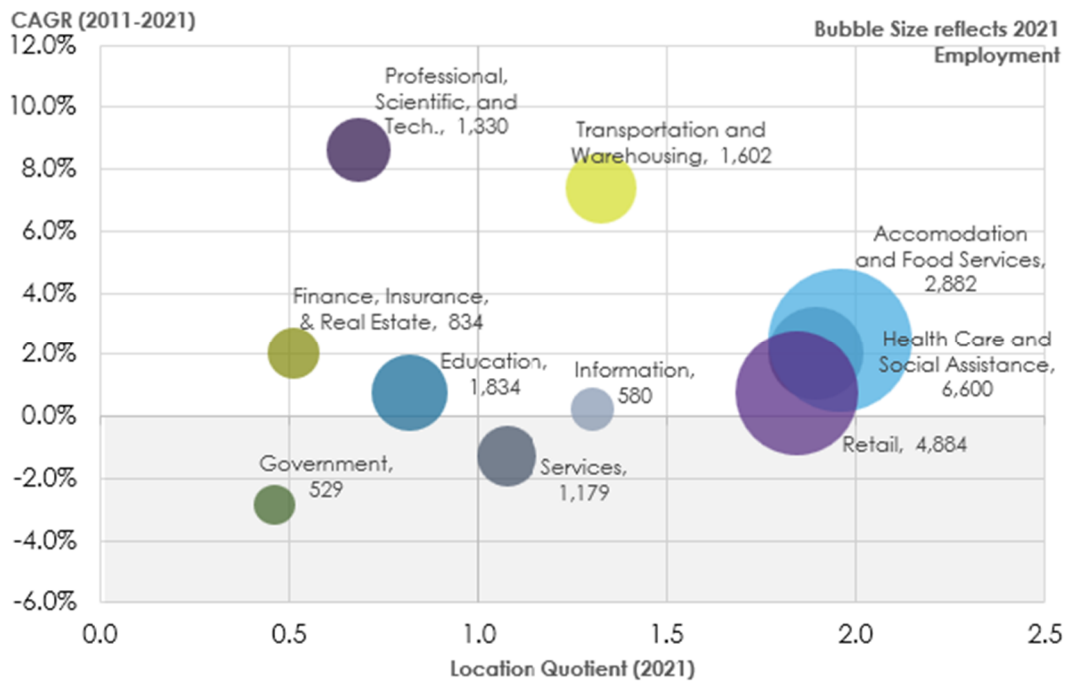
Source(s): U.S. Census Bureau LEHD, 2020; CAI, 2023.

IV. Economic Sectors

Economic activity in Puyallup is pronounced in several industry sectors, including Industrial, Commercial, Government, Health Care, Visitor Serving and Institutional.

The nature of cluster advantages for Puyallup’s top industries are described in the chart below (Exhibit 6-7). Health care and social assistance, accommodation and food services, & retail are all sectors which show a high value for employment as well as a high location quotient, indicating strong presence of these industries compared to the national distribution. The transportation and warehousing industry and the professional, scientific and technical services industry both show a high growth rate in Puyallup over the past decade.

Exhibit 6-7. Top Ten Industry Sectors (by Employment), Growth and Industry Concentration, City of Puyallup, 2011 to 2021



Source(s): Puget Sound Regional Council 2-digit NAICs, 2021; American Community Survey, 2021; Bureau of Labor Statistics, 2023; CAI, 2023.

Industrial Uses

Traditionally, Puyallup housed agriculture-supporting industrial uses (e.g. cold storage, canneries), as well as various local service companies. ~~In recent decades, Since then,~~ this activity has diversified, with the development of several large distribution centers, manufacturing facilities and related industrial space. ~~In 2015, Puyallup has 667.5 acres of land which are zoned for one of the City’s “industrial” or “business park” zone districts. This industrially zoned land is focused in multiple areas~~ Puyallup has land designated for employment uses including industrial uses in several parts of the city, including the greater Valley Avenue/Levee Road vicinity of North Puyallup, the East Main/Inter Avenue area and ~~other pockets within the~~

South Hill regional growth center. These areas include a range of employment uses, from smaller service-oriented businesses to large warehousing and manufacturing sites. While the aforementioned industrial parks in North Puyallup cater primarily to larger corporate tenants, Inter Avenue contains smaller lots and tends to house smaller, locally based industrial/service-oriented users. One noteworthy site is the former semiconductor plant on 39th Avenue SE, which contained almost 700,000 square feet of research park/chip manufacturing space in a 90-acre corporate campus environment. Purchased by the Benaroya Corporation in 2007, this facility was renovated, re-named the “South Hill Business & Technology Center”, and already has seen success attracting corporate business tenants.

Commercial Uses and Growth Centers

The City has multiple districts which containing general commercial uses, including the South Hill commercial core, downtown, River Road corridor, East Main and others. According to PSRC’s updated 2018 Regional Centers Framework, both of Puyallup’s designated centers, Downtown and South Hill, are classified as Urban Growth Centers. These centers have an important regional role, with dense existing jobs and housing, high-quality transit service, and planning for significant growth under Growth Management Act and PSRC population and employment forecasting. These centers may represent areas where major investments,—such as high-capacity transit,— offer new opportunities for growth opportunities.

In 2015, Puyallup has 1071 acres of land zoned as one of the City’s “commercial” zone districts. Downtown served as the City’s historic center of commerce, with small commercial areas elsewhere on the Valley floor and a car dealership hub along the River Road corridor. In recent years, the downtown commercial district has transitioned into more of a specialty retail, small office and food service/entertainment district. The Downtown Regional Center is 215 acres in size and hosts 1,508 residents. The 2,928 jobs in the center are concentrated in services, with a large comparative share of jobs in education and government.

Over the past three decades, the City’s South Hill area experienced major is a retail construction destination, including featuring the regional-serving South Hill Mall, Costco and numerous other “big box” corporate large-format retailers. During this time of growth on South Hill, the downtown commercial district has transitioned into more of a specialty retail, small office and food service/entertainment district. The South Hill Regional Center is 845 acres in size and has a high employment count with 5,918 jobs. The South Hill Mall contributes to a high comparative share of retail jobs in that subarea (one-third of all jobs). Approximately half of all jobs in the South Hill center are in services.

The River Road Planning Area, at 719 acres, has an estimated population of 4,609 residents in 1,718 housing units. It has an estimated 2,610 jobs, nearly two-thirds of which are retail, as this area is known for its many auto dealerships.

Given this combination of commercial uses, the City's overall retail base is relatively strong. ~~Puyallup is ranked #10 among all cities in the state for sales tax revenue/capita, which heavily supports municipal functions (see "City Finances" box). Office professional uses are also strongly represented around the City, with major office nodes near Good Samaritan Hospital, in the East Main/Riverside Village vicinity and elsewhere.~~

~~Background—City Finances~~

~~The total budget for the City of Puyallup is app. \$110 million in Fiscal Year 2015. A sizable portion of that budget involves "enterprise funds" (e.g. various utilities which are self-supported with user fees) and related special revenue funds. Much of the City's basic services, including police, parks and other general operations, come from the "general fund", which totals app. \$43 million in FY 2015. Having a strong general fund enables the City to provide a higher level of services and facilities to the community. The City currently has a municipal bond rating of AA/Stable (Standard & Poors, 4/25/15), which is a fairly strong rating for a city of this size.~~

~~As depicted below, sales tax collections make up the largest share of Puyallup's "general fund" (38% in 2014), which is double the next largest general fund share (property tax collections). Particularly over the past 25 years, Puyallup has had a strong local sales tax base, given the presence of auto dealers, a regional mall and other local retailers. Both property and sales tax grew at lower levels during the 2008-12 downturn than in prior years, but have increased again in 2013-15.~~

Health Care

Good Samaritan Community Healthcare System was first based in the City in 1952. In 2006, Good Samaritan merged with MultiCare, operators of several large medical facilities in the region, which led to a major expansion of their local medical presence. In 2007, a Hospital Master Plan was approved, which led to app. \$400 million of new capital investment at the Puyallup facility. In 2022, MultiCare proposed an updated 20-year Master Plan, which would include development of approximately 1,012,000 square feet across multiple phases. The Master Plan includes development of a new patient care tower, expansion of several buildings, new medical office buildings, new parking garages, and various infrastructure improvements. Major projects include the new state-of-the-art 500,000-square-foot hospital/patient care tower and app. 400,000-square feet of ancillary

~~facilities, including medical office and support uses. This joins several other nearby Good Samaritan facilities, including the original hospital space, the children's therapy unit and a cancer center, to comprise a regional medical campus. As the hospital has grown, so too has the ancillary medical office area around the hospital, with numerous private offices and support functions. There are also several convalescent facilities around the City of varying sizes, with ongoing development activity in that niche.~~

Visitor-Serving

Puyallup is the home of the Washington State Fair & Events Center. The primary Fair, held each year in September, annually records well over one million visitors and is ranked as the sixth largest fair in the country. The fairgrounds comprise 120 acres, ~~valued at more than \$40 million. The Fair Association employs 50 people year round and 1,600 people during the fair. In addition, private concessionaires employ about 5,000 people during the 17-day run. The fairgrounds, which include~~ the expanded ShowPlex event space, ~~and~~ are used year-round by community organizations as well as for trade shows, expositions and other special events. ~~Annual operating revenues top \$18 million. In 2012-13, two new major hotels were constructed near the Fairgrounds and hospital, joining several other lodging facilities in the City. This results in a total of app. 650 hotel/motel beds within the City, the largest such concentration in Pierce County outside of Tacoma and a significant local economic presence.~~

Institutional

Puyallup has numerous facilities related to education. The Puyallup Research and Extension Center, located on the west perimeter of the City, is ~~the largest branch~~ a large agricultural station of Washington State University (WSU). The center ~~was~~ established in Puyallup in 1894, ~~and currently employs approximately 100 people in the operation of 350 acres of farmland and facilities is~~ devoted to research in horticulture, animal and veterinary care, crops and related sciences. ~~Currently, the~~ Recently, the WSU Center ~~is re-focusing its research more~~ has expanded its research to include heavily into urban-themed emerging technologies such as storm-water management, green building techniques and related areas.

Pierce College ~~'s is gradually building out the 2008 approved Master Plan for its~~ Puyallup campus ~~enrolls close to 4,500 undergraduate full time and part-time students annually.~~¹ ~~Recent enrollment has been approximately 3,400 full and part time students.~~ The Puyallup School District, with headquarters in downtown Puyallup, operates the highly-regarded K-12 system within the City and surrounding area and is one of the City's largest employers. ~~The~~

¹ [Pierce College-Puyallup | Data USA](#)

~~School District has 13 sites within the current City limits.~~ There are also multiple private K-12 educational facilities in the City, including several schools for the locally-based Cascade Christian School District.

V. City Finances

City Finances

The total budget for the City of Puyallup is approximately \$146 million in Fiscal Year 2024. A sizable portion of that budget involves “enterprise funds” (e.g. various utilities which are self-supported with user fees) and related special revenue funds. Much of the City’s basic services, including police, parks and other general operations, come from the “general fund”, which totals approximately \$58 million in FY 2024. Having a strong general fund enables the City to provide a higher-level of services and facilities to the community.

Sales tax collections make up the largest share of Puyallup’s “general fund” (48% in 2024), more than double the next largest general fund share (property tax collections). Puyallup has a strong local sales tax base, given the presence of auto dealers, a regional mall and other local retailers.

Background—LIFT Grant

In 2008, the City was granted, after a competitive process, participation in the State’s “Local Infrastructure Financing Tool” (LIFT) program. The LIFT program was a limited-duration State revenue-sharing program whereby local cities could retain a share – up to \$1 million/year for a 25-year period – of sales and property tax proceeds generated within a designated area of their jurisdictions which would otherwise be allocated to the State. This designated area, known as the Revenue Development Area (RDA, see map below), encompasses both the City’s Downtown & South Hill Regional Growth Center’s and the intervening South Meridian corridor. Annual receipt of these funds requires a finding that property & sales tax collections within the RDA are increasing by a defined level each year and that the \$1 million/year LIFT “grant” is expended only upon qualifying public investments within the RDA that support continuing private jobs growth/investment. Since its inception in 2010, the City has been successful each year in qualifying for the full \$1 million grant amount, which has already been applied to a number of infrastructure upgrade projects.

C. STRENGTHS AND CHALLENGES

As with any geographic area, Puyallup’s economic development climate enjoys several ~~strong points~~strengths as well as ~~experiencing~~ areas of challenge. Such factors will change over time, as market and local conditions transition. The following is a brief list of some key current local strengths and challenges relative to economic issues.:

Strengths

- Puyallup has a fundamentally-sound local mix of land uses, with a historically strong tax base ~~which that~~ has allowed long-term City investment in infrastructure and amenities.
- The City has two Regional Growth Centers (Downtown & South Hill), as designated by the Puget Sound Regional Council, enhancing grant-funding opportunities.
- Puyallup is one of the few cities in the state to benefit from a “LIFT” (Local Infrastructure Funding Tool) grant, allowing a portion of state tax revenues to be directly used for local commerce-serving infrastructure within a designated area which includes both Regional Growth Centers and the intervening Meridian corridor (including Fair & hospital vicinities). ~~In addition, the City qualified for a separate Local Revitalization Financing (LRF) grant in the River Road North Meridian area, which has not yet been implemented.~~
- Puyallup enjoys a strong quality of life, with desirable neighborhoods, excellent parks and historic character. This, in conjunction with a well-regarded public school system, can attract residents and businesses.
- Puyallup has competitive local tax levels, relative to similar-sized cities in the region, and has no general business & occupancy (B-&O) tax. East Pierce County real estate costs, including commercial property, are generally less than those in nearby King County.
- Puyallup has a relatively well-trained local work force. On average, Puyallup residents have higher education levels than most localities in Pierce County.
- Puyallup is home to the Washington State Fair, which draws a very large number of visitors to the City both for major and smaller interim events. In addition, this area is part of the greater “gateway” to Mt. Rainier National Park. Efforts are being made to harness these visitor-serving attributes to increase local jobs and commerce, though much potential still remains on that front.

Challenges

- Service industry employment (e.g. retail, food services) makes up the single-largest portion of those jobs currently based in Puyallup. These are often not family wage-level positions and, ultimately, are dependent upon employees of other primary industries for support.
- With heavily-used transportation corridors constricting both commuters and trade, regional mobility is a challenge for Puyallup and surrounding

jurisdictions. ~~Continued d~~Delays in-to completion of the SR-167 project have impacted the area's commerce and connectivity.

- After decades of being the retail commercial hub for East Pierce County, Puyallup has ~~recently~~ seen increased competition in retail sales from larger retailers in unincorporated South Hill and other nearby areas. This can depress City sales tax collections, which – as noted above – are a large contributor to City revenues which fund basic municipal functions.
- Currently, the majority of market interest in local industrial development seems to focus on distribution center space. While a necessary component of the industrial market, distribution centers typically have lower employment levels (per acre) and occupy greater land area than corresponding manufacturing facilities, thus contributing relatively few total jobs to the local economy and diminishing limited available industrial land. Moreover, there is a lack of available industrial land in Puyallup, even though there is market demand for industrial space locally.
- Perceptions of the ease and cost of doing business in Puyallup have worsened in recent years, with private sector stakeholders indicating that doing business in Puyallup is more difficult than in most neighboring jurisdictions.

Background—LIFT Grant

~~In 2008, the City was granted, after a competitive process, participation in the State's "Local Infrastructure Financing Tool" (LIFT) program. The LIFT program was a limited duration State revenue sharing program whereby local cities could retain a share—up to \$1 million/year for a 25 year period—of sales and property tax proceeds generated within a designated area of their jurisdictions which would otherwise be allocated to the State. This designated area, known as the Revenue Development Area (RDA, see map below), encompasses both the City's Downtown & South Hill Regional Growth Center's and the intervening South Meridian corridor. Annual receipt of these funds requires a finding that property & sales tax collections within the RDA are increasing by a defined level each year and that the \$1 million/year LIFT "grant" is expended only upon qualifying public investments within the RDA that support continuing private jobs growth/investment. Since its inception in 2010, the City has been successful each year in qualifying for the full \$1 million grant amount, which has already been applied to a number of infrastructure upgrade projects.~~

D. GOALS AND POLICIES

[See separate Draft Policy Updates document]

Economic Development Element

Note: Revisions made since the last draft (reviewed by the Planning Commission at the July 24, 2024 work session) are highlighted in yellow.

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes, CPPs, RDI, etc.
Goal ED – 1	Strengthen City partnerships and resources to bolster local economic development opportunities.	Strengthen City partnerships and resources to bolster local economic development opportunities Invest in relationships with workforce development, tribes, and other economic development partners.	CPPs: Consistent with CPP-Ec-4 and 5 Added clause to center relationship with local tribes, per PC feedback.
NEW – ED – 1.1	[...]	Maintain productive relationships with Workforce Central and Worksource Pierce, or other workforce development partners as appropriate, and support local educational institutions, serving students of all ages and levels, including workforce training efforts.	There’s no ED-1.1, currently starts at 1.2. Relocated Policy ED-1.8 here and revised to focus more on workforce development. Added language to be less limiting to current workforce organizations in response to PC feedback.
ED – 1.2	Coordinate with the Economic Development Board of Pierce County and the Pierce County Economic Development Department on any retention visits to Puyallup companies, as well as on all joint business recruitment projects.	Coordinate with the Economic Development Board of Pierce County and the Pierce County Economic Development Department, and other economic development partners as appropriate, on any retention visits to Puyallup companies, as well as on all joint business recruitment projects relevant economic development projects and available resources.	Simplified policy. Added language to address coordination with future economic development partners and allow some flexibility, per PC feedback.
ED – 1.3	Support and assist the Puyallup-Sumner Chamber of Commerce, the Puyallup Main Street Association and other entities on efforts to support local commerce and business opportunities.	Support and assist the Puyallup-Sumner Chamber of Commerce, the Puyallup Main Street Association and other entities in efforts to support local commerce and business opportunities businesses.	Simplified policy.

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes, CPPs, RDI, etc.
ED – 1.4	Coordinate with the Tacoma-Pierce County Visitor & Convention Bureau to enhance current visitor serving functions and to grow new opportunities.	Coordinate with the Tacoma-Pierce County Visitor & Convention Bureau and other relevant partners to enhance current visitor serving functions and to grow new opportunities improve local attractions and increase visitation.	Simplified policy. Added language to be less limiting to current tourism promotion organizations.
ED – 1.5	Ensure that City administration includes a focused and adequate staff presence to actively support economic development efforts.		No change.
ED – 1.6	Maintain a local market-demographic database, highlighted on the City website, to assist businesses with decisions on expanding and/or locating in Puyallup.	Maintain a local market -demographic and economic database, consisting of critical metrics of interest to target sectors , highlighted on the City website, to assist with decisions on expanding and/or locating in Puyallup and attract businesses.	PC commented about what information the city has for businesses and what's available on the city's website. Updates are included in response to PC comments. The policy should not dictate metrics or data sources, as those may change over time. CAI could help to identify metrics, if needed, but specification is not recommended in policy language.
ED – 1.7	Provide services and support to Washington State Fair & Events Center on their visitor-serving function as a major cultural and economic development hub in Puyallup. Encourage an updated Master Plan for the Fairgrounds, to be prepared within the next 1-2 years, to facilitate appropriate long-term growth and land usage.	Provide services and support to Washington State Fair & Events Center on their visitor-serving function as a major cultural and economic development hub in Puyallup. Encourage an updated Master Plan for the Fairgrounds, to be prepared within the next 1-2 years, to facilitate appropriate long-term growth and land usage and maintain coordination with the Fair on relevant policy, such as through a Master Plan or other means.	Simplified policy to make it broader in scope. The PC discussed the potential requirement of a Master Plan for the Washington State Fair at multiple sessions, but there hasn't been a strong consensus. Staff recommends making minor edits to mention coordination, through an optional Master Plan process. Further direction on a Master Plan can occur with future code amendments.
ED – 1.8	Support local educational institutions, serving students of all ages and levels, including workforce training efforts.	[MOVED]	Move to ED-1.1.
ED – 1.9	Support the WSU Research & Extension Center with its varied operations, particularly as it	Support the WSU Research & Extension Center with its varied operations, particularly as it transitions into more of	Simplified policy to make it broader in scope.

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes, CPPs, RDI, etc.
	transitions into more of an urban-serving institution including stormwater, food technology and related disciplines.	an urban-serving institution including stormwater, food technology and related disciplines.	
ED – 1.10	Maintain a strong City presence in regional efforts on key issues affecting Puyallup’s economy, including the SR-167 extension, Sound Transit, Joint Base Lewis-McChord economic impacts and other projects.	Maintain a strong City presence in regional efforts on key issues affecting Puyallup’s economy, including the SR-167 extension, Sound Transit, Joint Base Lewis-McChord economic impacts and other projects.	Simplified policy to make it broader in scope.
Goal ED – 2	Ensure that the local land supply, infrastructure and development standards support business opportunities.	Ensure that the local land supply, infrastructure and development standards support business opportunities. Puyallup offers a fair and predictable regulatory environment for business that is competitive with other jurisdictions and responsive to private sector concerns.	Relocate infrastructure-focused policies to new Goal ED – 3. CPPs: Consistent with CPP-Ec-1 (1.1, specifically), 2, and 4 PC commented that the goal/policies should be strengthened to address issues with the permitting process that have been expressed by the development community. “Fair and predictable” is the language often used by stakeholders in the development community. Being too specific with current challenges will date this Goal quickly, which we are trying to avoid. Proposed edits were in response to PC comments while keeping the goal high level.
ED – 2.1	Maintain a competitive local tax rate to appeal to current and prospective business, including maintaining no local general business & occupancy (B & O) tax.	Maintain a competitive local tax rate to appeal to current and prospective business, including maintaining no local general business & occupancy (B & O) tax.	Simplified policy. CPPs: Consistent with CPP-Ec-1 (1.5, specifically)
ED – 2.2	Designate and zone lands sufficient to accommodate the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses.	Designate and zone lands sufficient to accommodate the projected urban growth including, as appropriate in an appropriate balance , medical, governmental, institutional, commercial, service, retail, and other nonresidential uses.	CPPs: Consistent with CPP-Ec-2 The PC discussed how an “appropriate balance” is done, but no specific direction was provided. How an “appropriate balance” is defined is up to the city and is a mix of resident vision, fiscal consideration, land constraints, etc. This policy is well aligned with the CPPs. As a result, no new edits are proposed.

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes, CPPs, RDI, etc.
NEW: ED – 2.3		Coordinate with the business community to monitor business needs and the experience of operating a business in Puyallup.	CPPs: Consistent with CPP-Ec-2 and 3
ED – 2.3	Perform annual City capital improvement planning to ensure that mid-to-long term infrastructure and utility planning supports business opportunities.	[MOVED]	Move to 3.1. No change.
ED – 2.4	Continue to maximize annual LIFT grant collections, with expenditures supporting and leveraging business investment and growth. Develop a LIFT strategy to deliberately plan for future LIFT expenditures.	[MOVED]	Move to 3.2. No change.
ED – 2.5	Monitor the currently inactive Local Financing Revenue Fund (LRF) to determine when implementation is warranted.	[REMOVED]	Suggest removing.
NEW Goal ED – 3		Strategically invest in infrastructure projects and other improvements that support economic development efforts.	New goal focused on infrastructure investments, with policies moved from Goal ED – 2.
MOVED – ED – 3.1		Perform annual City capital improvement planning to ensure that mid-to-long term infrastructure and utility planning supports business opportunities.	Previously 2.3. No change.
MOVED – ED – 3.2		Continue to maximize annual LIFT grant collections, with expenditures supporting and leveraging business investment and growth.	Previously 2.4. No change.
NEW – ED – 3.3		Ensure that City policy supports opportunity for all Puyallup community members, all sectors of the economy,	Need new policy for consistency with:

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes, CPPs, RDI, etc.
		and with targeted support for economic priorities identified by Pierce County.	CPP-Ec-2: <i>Promote diverse economic opportunities for all citizens of the County, especially the unemployed, disadvantaged persons, minorities and small businesses.</i>
NEW – ED – 3.4		Ensure that planning for infrastructure investment is aligned with regional planning requirements, including for PSRC-designated centers, and that such investments leverage available local, state, and federal funds for applicable projects.	New policy proposed to bolster commitment to infrastructure for South Hill and elsewhere, per PC comments.
Goal ED – 3.4	Promote and enhance Puyallup’s Quality of Life.		No change. Renumbered. CPPs: Consistent with CPP-Ec-4
ED – 3.4 4.1	Ensure that City zoning and plans allow a variety of housing opportunities and types to provide for a range of residential choices to local residents/workforce.		No change. Renumbered. CPPs: Consistent with CPP-Ec-1 (1.2 and 1.3, specifically), and 2 (2.1, specifically) MPPs: Consistent with MPP-Ec-18
ED – 3.2 4.2	Support strong recreational, cultural and entertainment amenities for local residents and workers.		No change. Renumbered.
Goal ED – 4.5	Support the unique needs and qualities of different business districts in Puyallup.	Support the unique needs and qualities of different business districts in Puyallup Work with businesses and residents in South Hill to make this area a vibrant center with housing and increased economic activity.	Elevated importance of South Hill policy, given need for compliance with PSRC Centers guidance, as well as market opportunities for growth in this part of the city. Consider additional policies for this goal to further promote/emphasize the importance of economic development in the South Hill RGC. <i>Moved the original goal language to new Goal ED-7.</i>
ED – 4.1	Consistent with that section of the Comprehensive Plan, maintain appropriate land use standards for the Downtown Regional Growth Center that keeps it in good standing with PSRC sub-area criteria and	[MOVED]	Moved to ED – 6.1.

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes, CPPs, RDI, etc.
	takes into account the business and community needs of that district.		
ED – 4.2 5.1	Consistent with that section of the Comprehensive Plan, maintain appropriate land use standards for the South Hill Regional Growth Center that keeps it in good standing with PSRC sub-area criteria and takes into account the business and community needs of that district.	Consistent with that section of the Comprehensive Plan, Maintain appropriate land use standards for the South Hill Regional Growth Center that keeps it in good standing with PSRC sub-area criteria and takes into account the business and community needs of that district.	Simplified policy.
ED – 4.3	Recognize the River Road corridor as a major economic contributor to the City and ensure that proper land use standards are maintained to support its business (particularly auto sales) and community needs.	[MOVED]	Moved to ED – 7.1.
ED – 4.4	Support other local business districts of the City (e.g. East Main, neighborhood nodes) through periodic planning review so as to be responsive to their unique situations.	[MOVED]	Moved to ED – 7.2.
NEW ED – 5.2		Consistent with ED – 3.4, Ensure that infrastructure investments support growth and development patterns in South Hill that meet PSRC criteria for Centers designation.	New policy proposed for focusing on infrastructure to support growth in South Hill, per PC comments.
NEW GOAL ED – 6		Support efforts to distinguish Puyallup’s historic downtown, offer unique experiences, and otherwise increase visitation.	New goal focusing on Downtown Puyallup.
MOVED: ED – 6.1		Consistent with that section of the Comprehensive Plan, Maintain appropriate land use standards for the Downtown Regional Growth Center that keeps it in good standing with PSRC	Previously 4.1. Simplified policy.

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes, CPPs, RDI, etc.
		sub-area criteria and that responds to business and community needs.	
GOAL ED-7 (moved from prior ED-4)	Support the unique needs and qualities of different business districts in Puyallup.		Previously Goal ED-4
MOVED: ED – 7.1		Recognize the River Road corridor as a major economic contributor to the City and Ensure that proper land use standards are maintained in the River Road corridor to support its business (particularly auto sales) and community needs.	Previously 4.3. Simplified policy.
MOVED: ED – 7.2		Support other local business districts of the City (e.g. East Main, neighborhood nodes) through periodic planning review so as to be responsive to their unique situations.	Previously 4.4. No change.



Planning Commission Agenda Item Report

Submitted by: Kendall Wals

Submitting Department: Development & Permitting Services

Meeting Date: October 9, 2024

Subject:

Puyallup 2044 - Community Character Element

Presenter:

Kendall Wals, Senior Planner | 253-841-5462 | kwals@puyallupwa.gov

Recommendation:

Review, Discussion

Background:

The Planning Commission has not yet reviewed the draft narrative for the Community Character Element but reviewed draft policy updates at their June 12, 2024 work session. The feedback received from the Commission has been considered and incorporated into the draft policies and narrative. Since the Commission has already reviewed the draft policies, staff does not intend to walk through the revised draft policy table at the October 9th meeting. Please review the draft narrative (provided in both clean and tracked versions) and the updated policy table attached to the agenda item in advance of the meeting.

ATTACHMENT(S)

[Draft Community Character Narrative - clean version](#)

[Draft Community Character Narrative - tracked version](#)

[Revised Draft Community Character Goals & Policies](#)



Chapter Outline

A. INTRODUCTION	5.5
B. URBAN FORM AND DESIGN	5.5
C. NEIGHBORHOOD CHARACTER AND IDENTITY	5.5
D. CULTURAL RESOURCE PRESERVATION	5.6
E. UTILITY PLACEMENT	5.7
F. GOALS AND POLICIES	5.8



A. INTRODUCTION

A well designed community with a unique identity can produce a strong sense of place that enhances quality of life, promotes social and emotional wellness, and fuels a vibrant economy. The Community Character Element provides a design framework for development in Puyallup. The element aims to create vibrant centers, promote neighborhood livability, celebrate cultural heritage, and improve public spaces citywide. The element guides future development and design by addressing components such as urban form, natural features, streetscapes and public gathering places, signage, utilities, and historic and cultural preservation. The element is meant to enhance Puyallup's distinct character, create public spaces with a sense of history and identity filled with diverse arts and cultural opportunities, and create healthy places livable and enjoyable for all.

Although this element is not required by the Growth Management Act (GMA), there are requirements related to urban design and cultural preservation in the Puget Sound Regional Council's VISION 2050 and Pierce County's Countywide Planning Policies. The Community Character element is also closely linked to other elements of the Comprehensive Plan. The urban design policies in this element work in tandem with the Land Use and Housing policies to guide the form and scale of development. The policies addressing preservation of natural landscapes support the Environment Element in promoting environmentally sensitive development and preservation of open space. The policies complement the Transportation Element by promoting pedestrian- and bike-friendly design and attractive streetscapes. Lastly, the policies support goals in the Economic Development element by promoting high-quality design that attracts businesses and workers, promotes tourism, and increases property values.

B. ISSUES DISCUSSION

Urban Form and Design

Puyallup community members value development that enhances the community. This means more than a building's appearance, it also means the way a site functions and relates to surrounding properties, and how people interact with the development. The policies in this element promote high-quality and thoughtful urban design by recognizing the different form and function of different uses, encouraging distinctive places, creating a sensitive interface with varied uses, and promoting retention and placement of trees and landscaping. These policies are implemented through design standards and other regulations in Puyallup's Development Code.

Neighborhood Character and Identity

Neighborhoods and business districts in the City have differing characteristics and often specific identities. Someone who lives downtown experiences a different flavor of the city compared to one who lives at the west edge of town, and different still from one living in an apartment on South Hill. It is important that each of these neighborhoods be recognized and appreciated for the unique qualities that they add to the overall character of Puyallup.

This element aims to maintain and strengthen each neighborhood's unique characteristics while promoting inclusive and livable environments throughout the city. Policies support context-specific design, regulations tailored to different parts of the city, and development that promotes walkable neighborhoods and healthy lifestyles. Many of these policies are

Key Terms:

Neighborhood Character: The unique qualities, features, and identity that define a specific neighborhood. It encompasses the physical elements, social dynamics, and cultural aspects that make one area distinct from others. The Community Character element focuses primarily on the physical design of buildings and public spaces – e.g., building scale and architectural style – but also addresses the cultural and social fabric of neighborhoods to some extent.

Urban form: The physical layout and design of urban spaces, including the arrangement and appearance of buildings, streets, open spaces, and infrastructure. It shapes how communities function, influences transportation patterns, affects land use, and plays a crucial role in a city's aesthetic and identity.



implemented through Development Code regulations, but also through City programs and collaboration with other organizations that influence neighborhood character.

Cultural Resource Preservation

An area's history and cultural practices are significant in creating the identity of the community. Puyallup's location on the Puyallup River and Clarks Creek has played an important role in local Native American history and culture. As described in the Foundations Element, members of the Puyallup Tribe and other Indigenous peoples have lived on and stewarded these lands since the beginning of time, and continue to do so today. Development in these areas has the potential to expose artifacts from the time when Native Americans were the primary residents along the river. These artifacts require care and protection when discovered through the development process, and collaboration between the City, project applicants, and local Tribes and other agencies is vital to resource preservation.

Later white settlement began to shape the city of Puyallup as it is known today. Its built environment reflects its agrarian roots, even as Puyallup became a suburban community. Downtown Puyallup is largely shaped by early development that occurred in the 19th and early 20th centuries. Buildings from this era strongly contribute to Puyallup's unique sense of place and are valued assets in the community.

In 2011 the City became a Certified Local Government, which allows the City to have oversight of our local register of historic places. As part of that process, the city adopted historic preservation regulations and expanded the scope of the city's Design Review Board to include Historic Preservation. Over the years, Puyallup has taken advantage of various grant opportunities to complete historic surveys of specific neighborhoods, including downtown and the northwest residential section of the city, prepare a Preservation Plan to provide a foundation for historic preservation planning, and provide consultant assistance to property owners interested in local register listing. The city's historic preservation work is ongoing and the policies in this element support those efforts, as well as the City taking a more proactive approach to encouraging property owners to seek historic designation, which can have both financial benefits for the property owner and long-term benefits to preserving the character of a neighborhood and maintaining the identity of the City.

Utility Placement

Careful attention to siting and treatment of utility facilities such as electrical substations, transmission lines, telecommunication towers, and water reservoirs can allow these essential elements of modern life to be sensitively integrated into the community without degrading the quality of life or visual appearance. These facilities can be intrusive to the scale and character of residential neighborhoods and commercial areas, and therefore should be appropriately sited and screened.

Policies in this element address the placement and siting of various types of utility facilities to address their visual and safety impacts. This includes approaches such as "undergrounding" of new distribution lines where possible, screening of large substations, and locating telecommunication towers near structures or vegetation of similar height where feasible.

C. GOALS AND POLICIES

[See separate Draft Policy Updates document.]



Chapter Outline

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A. INTRODUCTION

The purpose of the Community Character Element is to guide future development and redevelopment in Puyallup so that it develops its identified Regional Growth Centers, protects its residential neighborhoods and established historic qualities, promotes alternative modes of travel, and enhances the streetscape and landscape on all properties and streets. This element builds on work done during development of the 1994 Comprehensive Plan update process, which included public meetings and workshops that explored residential, commercial and industrial development prototypes considered to be consistent with and complementary to the unique character of the community.

A well designed community with a unique identity can produce a strong sense of place that enhances quality of life, promotes social and emotional wellness, and fuels a vibrant economy. The Community Character Element provides a design framework for new development and construction in Puyallup. The element aims to create vibrant centers, promote neighborhood livability, celebrate cultural heritage, and improve public spaces citywide. The element guides future development and design by addressing components such as urban form, natural features, streetscapes and public gathering places, signage, utilities, and historic character and cultural preservation. The element is meant to address the goals of retaining/enhance Puyallup's distinct character, and creating gathering places/create public spaces with a sense of history and identity filled with diverse arts and cultural opportunities. It addresses the vision of respect for the natural environment, and is also intended to help carry out the vision of keeping Puyallup a safe, friendly and attractive city in the future. Ultimately, it intends to and create and make healthy places livable and enjoyable for all.

Although this is not a GMA required element is not required by the Growth Management Act (GMA), there are requirements related to urban design and cultural preservation in the Puget Sound Regional Council's VISION 2025⁵⁰ and Pierce County's Countywide Planning Policies. The Community Character element—it is also closely linked to other elements of the Comprehensive Plan. Community Character is addressed broadly in the Vision Statement and Framework Goals. Land use categories in the Land Use Element are described in further detail and provided with policy direction in the Community Character Element to illustrate and—The urban design policies in this element work in tandem with the Land Use and Housing policies to guide future the form and scale of —development. The policies addressing preservation of natural landscapes supports issues identified in the Environment Element, such as construction on hillsides, sensitive development in proximity to environmentally critical areas, and in promoting environmentally sensitive development and preservation of open space are addressed in this element. Additionally, the Community Character Element—The policies complements the Transportation Element by reinforcing the desirability of pedestrian facilities and an integrated street system. Street design issues including street trees and reduced local street widths are also discussed promoting pedestrian- and bike-friendly design and attractive streetscapes. A well designed community with its own character and identity can produce a strong sense of place that can enhance promote overall quality of life in Puyallup, promote social and emotional wellness and fuel—Lastly, the policies support goals in the eEconomic dDevelopment element by promoting high-quality design that attracts businesses and workers, promotes tourism, and increases property values.

Key Terms:

Neighborhood Character: The unique qualities, features, and identity that define a specific neighborhood. It encompasses the physical elements, social dynamics, and cultural aspects that make one area distinct from others. The Community Character element focuses primarily on the physical design of buildings and public spaces – e.g., building scale and architectural style – but also addresses the cultural and social fabric of neighborhoods to some extent.

Urban form: This is physical layout and design of urban spaces, including the arrangement and appearance of buildings, streets, open spaces, and infrastructure. It shapes how communities function, influences transportation patterns, affects land use, and plays a crucial role in a city's aesthetic and identity.



B. ISSUES DISCUSSION

B- Urban Form and Design Quality and Character

~~Design quality is important to Puyallup because citizens desire that new community members value development that enhances the community. Generally, development becomes more acceptable if it is well-designed. Design describes. This means more than a building's appearance, it also means the way a development site functions and relates to surrounding properties, and how people interact with the development. Examples are similar building form, comparable landscaping, collective open and public space, and connections for pedestrians. The policies in this element promote high-quality and thoughtful urban design by recognizing the different form and function of different uses, encouraging distinctive places, and creating a sensitive interface with different varied uses, and promoting retention and placement of trees and landscaping. These policies are implemented through design standards and other regulations in Puyallup's Development Code.~~

~~Assets and attributes of adjacent sites, when connected or combined, improve the overall function and appeal of an area. Design quality means thoughtful development and beneficial improvements. It is seen as a development's overall contribution to the appearance of the community. For example, within new development, retention of existing vegetation and new landscaping contribute to Puyallup's image as a community that values and protects its trees and landscape.~~

C- Neighborhood Character and Identity

~~Many residents identify where they live, work, or spend their free time as a particular neighborhood. Neighborhoods and business districts in the City have differing characteristics and often specific identities. Someone who lives near the commuter rail station downtown experiences a different flavor of the city compared to one who lives near the Washington State University Research and Extension Center at the west edge of town, and different still from one living in a subdivision an apartment on South Hill. It is important that each of these neighborhoods be recognized and appreciated for the unique qualities that they add to the overall character of Puyallup.~~

~~This element aims to maintain and strengthen each neighborhood's' unique characteristics while promoting inclusive and livable environments throughout the city. Policies support context-specific design, regulations tailored to different parts of the city, and development that promotes walkable neighborhoods and healthy lifestyles. Many of these policies are implemented through Development Code regulations, but also through City programs and collaboration with other organizations that influence neighborhood character.~~

~~Three sub-areas or neighborhoods that are currently addressed in great detail within the Comprehensive Plan include the City's two Regional Growth Centers: Downtown and South Hill, as well as the River Road corridor. Additionally, the West Hills neighborhood had a dedicated Element in previous versions of the Comprehensive Plan; discussion of that neighborhood has since been consolidated in this Element as identified below. Further work may be done outreaching to City residents to help identify physical boundaries and aesthetic characteristics of additional neighborhoods in the City.~~

West Hills

~~The West Hills neighborhood is located in the southwest portion of the City/Urban Growth Area, bounded by 9th Street SW to the east, Woodland Avenue to the west, 23rd Avenue SW to the north and SR-512 to the south. Approximately two thirds of this area was annexed to the City in early 2009. This neighborhood has a semi-rural residential character with a few minor home occupation uses and has specific characteristics and needs including current and future housing density, infrastructure needs related to roads, storm drainage, sewer, and parks. There is a mix of housing types and densities, from recently-developed small-lot subdivisions, to typical quarter-acre lot suburban plats, to larger four and five acre tracts — many of which support the keeping of livestock.~~



Public meetings held in the summers of 1999 and 2000 as well as more recently in February, 2014 indicate that the neighborhood's greatest strength is its rural atmosphere in a convenient location, while the lack of infrastructure is one of its biggest challenges. Ultimately, residents identified strongly with their existing, long-established neighborhood character and expressed a desire for that to be acknowledged and maintained by City policies and development standards.

Washington State Fair

The Washington State Fair is a long-established, integral part of Puyallup's history and community identity. The fairgrounds comprise 120 acres; additionally the Fair owns a number of other parcels in the surrounding area. Over the years, the Fair has expanded from a fall Fair to a year-round host to various events, clubs, and associations. This level of activity has benefits and impacts to both the immediate neighborhood as well as the larger community. Traffic, noise, visual, and pedestrian safety impacts have been raised as areas of concern, while increased visitors, employment, and a community event space are positive aspects of this entity. Other aspects of the Fair are addressed in the Land Use and Economic Development Elements, but specific impacts to community character should be further identified within this element.



Washington State Fair

D. Cultural Resource Preservation

Not only the natural environment shapes the character of the community built upon it; the built environment resulting from human activity is An area's history and cultural practices are significant in creating the identity of the community. Varied architectural building styles, street details such as light and signage, and landscape features weave together into a visual history of the community. Often a particular building or landscape feature such as a park or a mature historic tree become landmark features with which neighborhoods are identified. Community resources include several small-scale historic commercial buildings integrated into residential blocks which are unique and contribute positively to the identity of the neighborhoods. Preserving such cultural resources and promoting education and awareness aids in preserving the community's unique identity and fosters a sense of pride in residents.

Puyallup's location on the Puyallup River and Clarks Creek has played an important role in local Native American history and culture. As described in the Foundations Element, members of the Puyallup Tribe and other Indigenous peoples have lived on and stewarded these lands since the beginning of time, and continue to do so today. Development in these areas has the potential to expose artifacts from the time when Native Americans were the primary residents along the river. These artifacts require care and protection when discovered through the development process, and collaboration between the City, project applicants, and local Tribes and other agencies is vital to resource preservation.

Later white settlement began to shape the city of Puyallup as it is known today. Its built environment reflects its agrarian roots, even as Puyallup became a suburban community. Downtown Puyallup is largely shaped by early development that occurred in the 19th and early 20th centuries. Buildings from this era strongly contribute to Puyallup's unique sense of place and are valued assets in the community.

In 2011 the City became a Certified Local Government, which allows the City to have oversight of our local register of historic places. As part of that process, the city we adopted historic preservation regulations and expanded the scope of the city's our Design Review Board to include Historic Preservation. Over the years, Puyallup has taken



advantage of various grant opportunities to complete historic surveys of specific neighborhoods, including downtown and the northwest residential section of the city, prepare a Preservation Plan to provide a foundation for historic preservation planning, and provide consultant assistance to property owners interested in local register listing. The city's historic preservation work is ongoing and ~~However, further work can be done to survey other neighborhoods. The City can also take a more~~ The policies in this element support those efforts, as well as the City taking a more proactive approach to encouraging property owners to seek historic designation, which can have both financial benefits for the property owner and long-term benefits to preserving the character of a neighborhood and maintaining the identity of the City.

~~E.~~ Utility Placement

Careful attention to siting and treatment of utility facilities such as electrical substations, transmission lines, telecommunication towers, and water reservoirs can allow these essential elements of modern life to be sensitively integrated into the community without degrading the quality of life or visual appearance. These facilities can be intrusive to the scale and character of residential neighborhoods and commercial areas, and therefore should be appropriately sited and screened.

Policies in this element address the placement and siting of various types of utility facilities to address their visual and safety impacts. This includes approaches such as “undergrounding” of new distribution lines where possible, screening of large substations, and locating telecommunication towers near structures or vegetation of similar height where feasible.

~~Relatively large transmission substations and generating facilities are encouraged to be located where there are limited noise and aesthetic impacts on surrounding non-industrial land uses. Utility corridors, including electrical transmission lines, should be sensitively sited in hillside areas so as to reduce visual impacts. Slope stability and erosion potential should also be considered, as addressed in the Environment Element.~~

~~Utility poles and overhead wires associated with above ground placement of electrical utility lines have a detrimental effect on the visual appearance of the community. In addition, overhead power lines limit the placement and selection of street trees. “Undergrounding” of existing overhead distribution lines is significantly more expensive than placing new distribution lines underground initially, however this should be the siting preference whenever possible.~~

~~The City of Puyallup supports the placement of new distribution lines underground in all major subdivisions, commercial projects, or other projects including the creation of new public streets. Placement of electrical lines underground has the advantages of reducing the potential for power outages, reducing threats to public safety should lines be downed by a storm event, reducing visual clutter along streets, and reducing the potential for conflicts with the canopies of street trees.~~

~~Finally, while there is typically a functional relationship between the placement and height of telecommunication towers and dishes, it is possible to reduce the visual and aesthetic impacts of such facilities. Towers and dishes should be located with sensitivity to the skyward view from the community. Potentially visually obtrusive towers should be located near structures or vegetation of similar height where feasible.~~

~~F.~~ NOISE EXPOSURE

~~Noise from various sources affect the conducting of commerce, enjoyment of property, rest and sleep, and the overall quality of the community environment. The City does not have direct authority to control some of the noises affecting the community such as passing airplanes and trains. These public transportation systems have tended to be background and infrequent in nature and have thus far been considered tolerable to the community. However, train noise~~



Building Demolition



~~has been raised as a more frequent and disruptive concern. Coordination with the railroad regarding the use of an automated horn system should be considered. Additionally, noises considered to be public nuisances and disturbing to community residents should be controlled.~~

~~Besides controlling noise generation, construction techniques and siting of new development next to pre-existing sources of noise should be designed to provide quiet internal spaces within a development. Providing a relative degree of tranquility in the urban environment enhances the character of the community and should be preserved.~~

G.C. GOALS AND POLICIES

[See separate Draft Policy Updates document.]

Notes Key:

- **CPP** = Pierce County Countywide Planning Policies
- **MPP** = PSRC's VISION 2050 Multicounty Planning Policies
- **Equity Assessment** refers to findings from the Equity Assessment report prepared for the Comprehensive Plan update, which considered how the goals and policies could influence equitable outcomes, inclusivity, and opportunities available for the Puyallup community, and which policies have the potential to lead to unintentional harm.

Community Character Element

Note: Revisions made since the last draft (reviewed by the Planning Commission at the June 12, 2024 work session) are highlighted in yellow. Also, several existing policies were converted to “Action Items” in the June 12, 2024 draft but were intermixed with the policy table. Those action items have been relocated to the “Implementation Schedule” table at the end of this document.

Neighborhood Character

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes and Rationale
Goal CC – 1	Puyallup is a community of inviting neighborhoods and vibrant business districts that honors its established neighborhood character.	Puyallup is a community of inviting neighborhoods and vibrant business districts that honors its established emphasizes its neighborhoods’ unique characteristics and urban form.	Reworded to address concerns with exclusionary language. Equity Assessment: The word “character” may not represent inclusive planning values. While not outrightly perpetuating harm or facilitating displacement or exclusion of one group of people, the language is subjective and vague and could be used to block development or changes that do not confirm to a limited concept of a neighborhood’s “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.	Maintain the identity and character distinctiveness of established residential neighborhoods through appropriate landscaping and site design of new developments and infill projects that integrates infill with existing development.	.See discussion above. Added language to better explain “appropriate transitions.”
CC - 1.2	Allow a variety of unit types and sizes within single family residential areas while ensuring consistency with the scale,		No change.

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes and Rationale
	massing, and architectural character of the surrounding buildings.		
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.	[REMOVE]	Recommend removing and combining with CC-2.3. This policy overlaps with the buffering/screening policy CC-2.3.
CC – 1.4	Promote the development of commercial uses that are visually attractive, compatible with the character of the community and natural environment, and which retain their own distinct sense of place.	Promote the development of commercial uses that are visually attractive, compatible with the character of the and natural environment, and which retain their own community support surrounding neighborhoods, and maintain the area’s distinct sense of place through quality site and architectural design, landscaping, streetscape, and non-motorized improvements.	Reworded to better define “compatible with the character...” Also combined this policy with CC-1.5, which also addresses commercial design.
CC – 1.5	Enhance the commercial employee and customer experience through quality site and architectural design, landscaping, streetscape, and non-motorized improvements.	[REMOVE]	[Combined with CC-1.4]
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.	Encourage industrial development projects which complement and contribute positively to the character of the community through that have sensitive site design, buffering from adjacent uses, and facilitation/ acknowledgement of the that facilitate a positive pedestrian experience and mitigate negative impacts.	Added wording to further clarify this policy. Note: This would be carried out through development standards for things like landscape buffers, fencing, etc. to mitigate bulk, scale, noise and other impacts. Reworded to remove subjective/exclusionary language.
CC – 1.8	Collaborate with organizations that contribute to the identity of a specific area to address potential impacts to the surrounding neighborhood.	Collaborate with organizations that contribute to the identity of a specific area (e.g., large-scale uses that predominate the landscape) to address potential impacts of further development on the surrounding neighborhood.	Explained the intent of this policy.

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes and Rationale
NEW		Promote compact development that creates walkable environments and promotes healthy lifestyles with increased access and proximity to businesses and activities, including healthy food markets and gardens.	Added “businesses and activities, including...” to make this policy more general, while still addressing the CPP. New policy consistent with CPP-CU-1.5, specifically: <i>1.5 Provide for access to healthy food purveyors such as grocery stores, farmers markets, and community food gardens in proximity to residential areas and centers.</i>

Buildings and Site Design

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes and Rationale
Goal 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.		No change. <i>MPP-DP-1: Develop high-quality, compact urban communities throughout the region’s urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.</i>
CC – 2.1	Adopt urban design principles that recognize the unique characteristics of different types of development, including single-family, multi-family, mixed-use, and various types and sizes of commercial and industrial development.	Adopt urban design principles that recognize the unique characteristics of different types of development, including single-family, multi-family different forms of residential use, mixed-use, and various types and sizes of commercial and industrial development.	Struck out “the unique characteristics of,” as requested by the PC. <i>CPP-CU-2: Design public buildings and public spaces that contribute to the unique sense of community and a sense of place.</i> <i>CPP-HAC-5: Utilize urban design strategies and approaches to ensure that changes to the built environment preserve and enhance the region and the county’s unique attributes and each community’s distinctive identity in recognition of the economic value of sense of place.</i>

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes and Rationale
CC – 2.2	Encourage building design that creates distinctive places in the community.		No change.
CC – 2.3	Buffer the visual and noise impact on residential areas of commercial, office, industrial, and institutional development.	Create a sensitive interface between residential and non-residential areas and buffer the visual and noise impacts on residential areas through various measures such as setbacks, screening, vegetative buffering, and shielded lighting of commercial, office, industrial, and institutional development.	Combined Policy CC-1.3 with this policy.
CC – 2.4	Consider Crime Prevention through Environmental Design (CPTED) principles when developing mixed use, commercial, high-density residential uses, and parks and open space.	Consider Crime Prevention through Environmental Design (CPTED) design principles that foster safety and security – such as promoting visibility and activity in public spaces – when developing mixed use, commercial, high-density residential uses, and parks and open space.	Re-focused on positive impacts. Equity Assessment: How safety is perceived can be based on a person’s lived experiences. Using some specific Crime Prevention through Environmental Design (CPTED) principles that align with GMA-focused objectives may help indirectly with this goal.
CC – 2.5	Maintain a system of design review that applies more intense levels of review where the scope of the project has greater potential impacts to the community.	Maintain a system of design review that applies more intense levels of review and public notice where the scope of the project has greater potential impacts to the community.	Minor modification suggested.
CC – 2.7	Require commercial, mixed-use, and multi-family development to incorporate a variety of public amenities, such as public and pedestrian access, pedestrian-oriented building design, mid-block connections, public spaces, parks and open spaces, community activities, and solar access.		No change.

Vegetation and Landscaping

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes and Rationale
Goal CC – 3	Natural land forms, vegetation, and scenic areas that contribute to the City’s identity and visually define the community, its neighborhoods and districts are preserved.	Preserve natural land forms, vegetation, waterways , and scenic areas that contribute to the City’s identity and visually define the community, its neighborhoods and districts are preserved .	Minor wording suggestion. Updated to add waterways (e.g., Puyallup River), as requested by the PC.
CC – 3.1	Encourage development to consolidate on-site landscape areas to be large enough to balance the scale of development.	Encourage large-scale commercial, multifamily, and other development types to consolidate on-site landscape areas to be large enough to proportional in scale of to the development through design and landscaping standards .	Minor wording suggestion to clarify the intent, including highlighted phrase in response to PC comments.
CC – 3.2	To the greatest extent feasible, preserve significant trees and mature vegetation.		No change. Note: “significant tree” is defined as 15 inches or larger in diameter at breast height (DBH) in the City’s vegetation management standards, which are adopted by reference in the PMC. <i>MPP-En-13: Preserve and restore native vegetation and tree canopy, especially where it protects habitat and contributes to overall ecological function.</i>
CC – 3.3	Prohibit use of invasive species in required landscaping and encourage use of native plant species whenever possible.		No change.
CC – 3.4	Maximize canopy coverage throughout the City to create comfortable pedestrian environments, provide stormwater benefits and mitigate microclimate impacts.		No change.

Streetscapes and Pathways

Policy #	Current Policy	Revised Policy / Action (New , Deleted, Retained)	Notes and Rationale
Goal CC – 4	Design streets to create a cohesive image, including continuous non-motorized improvements that connect to the surrounding neighborhoods and enhance the visual quality of the community.		No change.
CC – 4.1	Where appropriate and feasible, provide lighting, seating, landscaping, and other amenities for sidewalks, walkways, and trails.	[REMOVE]	Combined with the similar policy in CC-4.4.
CC – 4.2	Establish and maintain attractive landscaped gateways at entry points and key corridors into the City.		No change. PC suggested removing this policy. However, staff recommends retaining it.
CC – 4.3	Promote the planting of street trees and other landscaping standards to enhance corridor appearance, neighborhood identification and streetscape unity.	Promote the planting of street trees and other landscaping standards to enhance corridor appearance, neighborhood identification, and streetscape unity and to mitigate urban heat impacts.	Minor wording suggestions made to address climate impacts. PC commented that the city doesn't have an arborist to manage the tree canopy. Staff acknowledges the comment but recommends keeping the policy because the city is a Tree City.
CC – 4.4	Create inviting, pedestrian-oriented streetscapes by enhancing lighting, landscaping, distinctive pedestrian crossings, pathways, and public art.	Create inviting, pedestrian-oriented streetscapes and trails by enhancing lighting, seating , landscaping, distinctive pedestrian crossings, pathways, and public art.	Combined CC-4.1 here.
CC – 4.5	Allow the use of shared driveways in both commercial and residential zones to reduce curb-cuts and enhance pedestrian accessibility.	Allow the use of shared driveways in both commercial and residential zones to reduce curb-cuts and Use site and access design to enhance pedestrian comfort and accessibility along streets.	Suggest making this a more general policy about enhancing pedestrian accessibility and comfort and making the shared driveway component into an action item.
CC – 4.6	Work with WSDOT to establish a landscaped appearance along the freeways within the community.	Work with WSDOT at the time of permit review to establish a landscaped appearance along the	Minor language suggestions to clarify the intent. Added "and other State Routes" based on PC comments.

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes and Rationale
		freeways and other State Routes within the community.	Equity Assessment: No equity concerns.

Signage

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes and Rationale
Goal CC – 5	Implement sign regulations that equitably allow adequate visibility in the display of commercial information while protecting Puyallup’s visual character.		Note: A similar set of sign policies exists in the Land Use Element (LU – 19). Those LU policies have been combined here in the Community Character Element.
CC – 5.1	Consolidate signage within commercial developments to reduce visual clutter along streets.	[REMOVE]	Combined with CC-5.4.
CC – 5.2	Ensure that signage is located and sized appropriately to passersby.	[REMOVE]	Combined with CC-5.3 as suggested by the PC.
CC – 5.3	Encourage signage to be complementary in scale to the building architecture and site design.	Encourage signage that is scaled to be readable to passersby while also to be complementary in complementing the scale to the building architecture of the building and site design.	Changes incorporate CC-5.2, and incorporates Land Use Policy LU – 19.1, which has been removed: <i>Signage should be appropriately sized and located for both pedestrian level and passing motorists.</i>
CC – 5.4	Discourage multiple or large signs that clutter, distract, or dominate the streetscape of commercial areas.	Implement sign regulations that equitably allow adequate visibility in the display of commercial information, that promote consolidated signage, and that discourage multiple or large signs that visual clutter along arterials, distract, or dominate the streetscape of commercial areas.	Added language to make this policy more specific and recognize free speech rights associated with signage (“equitably allow adequate visibility in the display of commercial information”). Note: This revised policy also incorporates Land Use Policy LU – 19.2, which has been removed: <i>Consolidate signage for uses in a single project to reduce visual clutter along arterials.</i>

Public Spaces

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes and Rationale
Goal CC – 6	Create a built environment that promotes public gathering in a variety of forms and locations throughout the community while taking advantage of the surrounding natural features.		No change. <i>CPP-HAC-5: Utilize urban design strategies and approaches to ensure that changes to the built environment preserve and enhance the region’s and the county’s unique attributes and each community’s distinctive identity in recognition of the economic value of sense of place.</i>
CC – 6.1	Encourage and develop places and events throughout the community where people can gather and interact.	Encourage and develop public spaces and other places and events throughout the community where people of all ages, abilities, and backgrounds can gather and interact.	Strengthened to address access for all users, ages, and abilities.CPP-HAC-5: (See Goal CC-6 above.)
CC – 6.2	Preserve and enhance views from public places of water, mountains, or other unique landmarks as valuable civic assets.		No change.
CC – 6.3	Provide public spaces of various sizes and types throughout the community.	Provide public spaces of various sizes and types throughout the community.	Recommend combining with CC-6.1.
CC – 6.4	Create a supportive environment for cultural activities in public spaces.	Create a supportive environment for a wide range of cultural activities and cross-cultural programming in public spaces.	Strengthened to emphasize diverse cultural activities.
CC – 6.5	Design public spaces to provide amenities and facilities such as seating, lighting, landscaping, kiosks, and connections to surrounding uses and activities that contribute to a sense of security.		No change.
CC – 6.6	Utilize landscaping buffers between different uses to provide for natural transition, noise reduction, and delineation of space while maintaining visual connection to the public amenity.	Utilize landscaping buffers between different uses to provide for natural transition, noise reduction, and delineation of space while maintaining visual connection to the public amenity. [REMOVE]	Recommend removing, as this policy is already addressed by CC-2.3 (as revised).

Cultural Resources and Historic Preservation

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes and Rationale
Goal CC – 7	Historic properties, which are significant because of architectural appearance or associated with historic figures or events, are preserved.	Work to preserve historic properties, which such as those that are significant because of architectural appearance, or associated with historic figures or events, or that have significance for cultural practices are preserved.	Suggest revisions based on CPP and expansion of “historic significance.” Based on PC comments, revised to reinstate some of the struck-out text and to expand to other cultural groups and practices. CPP-HAC-1: Utilizing applicable federal, state, and local designations, and in cooperation with the Indian tribes, all jurisdictions shall identify the presence of federal, state, and local historic, archaeological, and cultural lands, sites, and structures, of significance within their boundaries. MPP-DP-6: Preserve significant regional historic, visual, and cultural resources, including public views, landmarks, archaeological sites, historic and cultural landscapes, and areas of special character.
CC – 7.1	Create and maintain a historic designation provision in the municipal zoning code to designate historic districts, structures, and landmarks.	Create and Maintain a historic designation provision in the municipal zoning code to designate historic districts, structures, and landmarks.	Minor wording suggestion, since the City already has a zoning designation for historic properties.
CC – 7.3	Encourage retention and adaptive reuse of historic structures through zoning incentives, financial incentives, design assistance, and resource information.	Encourage retention and adaptive reuse of historic structures through various mechanisms, such as zoning incentives, financial incentives, design assistance, and resource information.	Minor wording suggestion.
CC – 7.4	Maintain a Certified Local Government program to encourage historic preservation efforts in order to maintain a historic register and apply for technical and financial assistance toward preservation of historic buildings and sites.		No change.

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes and Rationale
CC – 7.5	Create and maintain an inventory of heritage structures which may not qualify for designation on the local historic register.	Create and maintain an inventory to recognize the significance of heritage structures or cultural sites which may not qualify for designation on the local historic register.	Expanded this policy to recognize not only historic structures, but also sites with cultural significance as potentially being included in the City’s inventory. This policy also covers CC-8.2, which has been removed.
CC – 7.6	Preservation of structures identified on the heritage structure inventory shall be encouraged through flexibility in administering development standards and may be honored and signified by placement of a commemorative marker.	Encourage preservation of structures and sites identified on the heritage structure sites inventory shall be encouraged through flexibility in administering development standards and may be honored and signified by honoring and signifying certain sites through placement of a commemorative marker.	Modified to be more consistent with the City’s current practice, which is not to allow development flexibility for sites that are not on the historic register.
CC – 7.7	Explore options for allowing the establishment of conservations districts, in order to retain certain significant neighborhood characteristics.	Explore options and conduct inclusive community engagement around for allowing the establishment of conservations districts, in order to retain certain significant neighborhood characteristics while avoiding neighborhood exclusion.	Could be strengthened. Equity Assessment: Conservation districts could be a tool to celebrate the uniqueness of Puyallup but can also perpetuate harm through exclusion in neighborhoods. It should be clear that the framework applied to determine these areas and districts apply an equity lens that is inclusive of all.
CC – 7.8	Work cooperatively with other jurisdictions, agencies, organizations, and property owners, specifically including local Tribal entities and the Department of Archeology and Historic Preservation, to identify and preserve historic resources.	Work cooperatively with other jurisdictions, agencies, organizations, and property owners, specifically including local Tribal entities and the Department of Archeology and Historic Preservation, to identify and preserve historic resources and routinely update the City’s Historic Preservation Plan.	Minor revision to reference the City’s Historic Preservation Plan (last updated in 2016). Equity Assessment: This policy would support collaboration and respect between the City and Tribes and Tribal Nations in an authentic and genuine way past what is required by state and federal regulations. CPP-HAC-3: <i>Jurisdictions may, utilizing County standards or locally-developed standards, identify and designate local historic, archaeological, and cultural lands, sites, and structures of significance within their boundaries.</i>

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes and Rationale
CC – 7.9	Ensure that the potential for the existence of archeological sites is considered during development of new construction projects.	During development of new construction projects, ensure that the potential for the existence of archeological sites and impacts to culturally significant tribal sites are considered during development of new construction projects.	Updated for consistency with CPPs. Minor rewording to emphasize that this policy addresses protection during development (which is a requirement of the State Environmental Protection Act), as opposed to CC-7.8, which addresses working with other organizations to identify resources. CPP-HAC-2: Consider the potential impacts of development to culturally significant tribal sites. MPP-DP-7: Consider the potential impacts of development to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds.
CC – 7.10	Based on local resource identification, conduct site-specific cultural resource assessments to ensure cultural artifacts are protected.	Based on local resource identification and in collaboration with local Tribal governments, conduct site-specific cultural resource assessments or data sharing to ensure cultural artifacts are protected.	Updated for consistency with CPPs (see CC-7.9).
Goal CC - 8	The public is educated and aware of local cultural and historic resources.	The Improve public is educated and aware of awareness through education about local cultural and historic resources.	Minor rewording. CPP-HAC-4: Encourage public education programs regarding historic, archaeological, and cultural lands, sites, and structures as a means of raising public awareness of the value of maintaining those resources.
CC – 8.2	Establish an updated inventory of historic properties throughout the community including observations on historic significance and structural conditions, to be compiled by a qualified professional meeting the Department of Archeology and Historic Preservation reporting standards. As appropriate, the City should assist property owners in designating significant sites for listing on the local, state, or national historic registers.	[REMOVE]	Merged with CC-7.5.

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes and Rationale
CC – 8.3	Educate the public about Puyallup’s history through commemoration and interpretation.	Educate the public about Puyallup’s history through commemoration and interpretation. [REMOVE]	Removed policy, as it is redundant to CC-8.1.
Goal CC – 9 Policy CC-8.4	Heritage trees are preserved, which are significant because of species, size, or association with historic figures or events.	Preserve heritage trees are preserved, which that are significant because of species, size, or association with historic figures or events.	Suggest minor rewording and converting this goal into a policy and converting the policies under this goal into action items. Note: Heritage trees are defined in PMS 20.58.025.

Utilities Siting and Treatment

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes and Rationale
Goal CC – 10	Utility facilities are sited and treated so as not to detract from the quality of life or visual appearance of the community.	Site and treat utility facilities are sited and treated so as not to detract from the quality of life or visual appearance of the community.	Minor rewording suggested.
CC – 10.1	Encourage privately owned utility facilities to be treated so as to minimize adverse noise and visual impacts on surrounding uses through screening and innovative site design.		No change.
CC – 10.2	Reasonably reduce additional above-ground utility lines where practical, such as new subdivisions, commercial projects, and road projects.	Reasonably reduce additional above-ground utility lines where practical, such as new subdivisions, commercial projects, and road projects, in order to both reduce visual impacts and avoid safety hazards in extreme weather situations.	Modified to recognize that utility undergrounding also has climate resiliency considerations, since above-ground utilities can be a safety hazard in extreme weather situations.
CC – 10.3	Encourage telecommunication apparatuses to be located so as to minimize the impact on the visual quality of the community through appropriate siting and screening.		No change.

Policy #	Current Policy	Revised Policy / Action (New, Deleted, Retained)	Notes and Rationale
CC – 10.4	Encourage shared use of telecommunication towers so as to limit the need for additional tower facilities.		No change.
Goal CC – 11 Noise Abatement	Citizens receive minimal exposure to the harmful physiological and psychological effects of excessive noise.	[REMOVE]	The policies under Goal CC-11 have been consolidated with the Noise Pollution policies in the Natural Environment Element (NE-12).
CC – 11.1	Enforce regulations to control excessive, repetitive, or continuous noises within its practical and legal abilities.	[REMOVE]	
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.	[REMOVE]	
CC – 11.3	Foster a collaborative relationship with BNSF Railway to explore options for increasing the use of wayside horns, particularly where crossings are in proximity to residential neighborhoods.	[REMOVE]	

Table 5-1: Implementation Schedule

Community Character Element – Implementation Schedule		
Implementing Action	Time Frame ¹	Potential Partners
NEW 1.1.1 Conduct inclusive public outreach to determine neighborhood identity, working towards possible development of a Neighborhood Identity Plan or Placemaking Strategy that represents all community members.	Mid Term	Staff
NEW 2.1.1 Conduct an audit of the municipal zoning code to review existing design standards and guidelines and amend the code to implement adopted design principles.	TBD	TBD
NEW 2.2.1 Through a municipal zoning code update, refine design standards to ensure that new projects enhance the livability and the aesthetic appeal of the community.	TBD	TBD
NEW 4.5.1 Allow and encourage the use of shared driveways in both commercial and residential zones to reduce curb-cuts.	TBD	TBD
4.6.1 Work with WSDOT to establish a landscaped appearance along the freeways within the community.	Ongoing	Staff, WSDOT
NEW 7.3.1 Establish a process for providing incentives for historic landmark designation and retention of historic structures.	TBD	TBD
7.4.1 Maintain a Certified Local Government program to encourage historic preservation efforts in order to maintain a historic register.	Ongoing	Staff, Design Review & Historic Pres. Board

<p>NEW 7.5.1 Establish and regularly updated an inventory of historic properties and cultural sites throughout the community including observations on historic significance and structural conditions, to be compiled by a qualified professional meeting the Department of Archeology and Historic Preservation reporting standards.</p>	<p>TBD</p>	<p>TBD</p>
<p>7.5.2 Identify, conduct outreach, and provide assistance to owners of property that may qualify for designation on the local, state, or national historic register.</p>	<p>Near Term</p>	<p>Staff, Design Review & Historic Pres. Board</p>
<p>NEW 8.1.1 Work with partners to develop accessible educational materials and programs to increase community awareness of local cultural resources and historic assets, such as historic photograph exhibits, brochures of self-guided tours of historic buildings and trees, and cultural education enrichment packages highlighting notable local sites, events, and individuals.</p>	<p>TBD</p>	<p>TBD</p>
<p>8.4.1 Create and maintain a photographic inventory of heritage trees.</p>	<p>Near Term</p>	<p>Staff</p>
<p>NEW 8.4.2 Preserve heritage trees through flexibility in administering development standards such as building setback requirements, parking requirements, and street standards.</p>	<p>TBD</p>	<p>TBD</p>
<p>NEW 8.4.3 Consider creating a heritage tree register whereby candidate trees would be cataloged and signified by placement of a commemorative marker.</p>	<p>TBD</p>	<p>TBD</p>

¹Time frames are defined as follows:
 Near Term – years ~~2015-2020~~2025-2030,
 Mid Term – years ~~2021-2025~~2031-2035,
 Long Term – years ~~2026-2030~~2036-2040, and
 Ongoing.



Planning Commission Agenda Item Report

Submitted by: Kendall Wals

Submitting Department: Development & Permitting Services

Meeting Date: October 9, 2024

Subject:

Puyallup 2044 - Natural Environment Element

Presenter:

Kendall Wals, Senior Planner | 253-841-5462 | kwals@puyallupwa.gov

Recommendation:

Review, Discussion

Background:

The Planning Commission reviewed draft changes to the Natural Environment Goals and Policies on July 24, 2024, but has not yet reviewed draft updates to the element narrative. Please find a draft narrative attached to this agenda item, two versions are provided (clean and tracked). The revised draft policies will be provided at a future date for Commission review.

ATTACHMENT(S)

[Draft Natural Environment Narrative - clean version](#)

[Draft Natural Environment Narrative - tracked version](#)



A. INTRODUCTION

The Environment Element implements the vision of Puyallup as a city enriched with valued natural features, integrated open spaces, protected critical areas and an engaged community that cares for and stewards their city’s green spaces, enhancing the quality of life for the community as a whole. This element provides policies to maintain key natural processes and functions that provide the natural physical foundation for the community while acknowledging the need to accommodate growth. It is important to be responsible stewards of our natural environment so that future generations may enjoy and benefit from it as we do today. It is equally important to recognize that resources exist not only for the benefit of humans but also for other living creatures and plants.

The “green infrastructure” of the city — such as substantial natural features, open spaces, habitat and critical areas — provides the backbone on which physical development of the city will orient itself and integrate into the fabric of the community. Key strategies to maintaining the city’s environmental assets are summarized below:

- Establish and maintain the citywide critical areas and habitat corridor maps to determine how all of the city’s environmental assets interact;
- Use best available science to ensure no net loss of critical areas’ ecological functions and values;
- Maintain and strive to enhance a healthy natural ecosystem through environmental stewardship programs that engage all community members;
- Monitor and report on the effectiveness of Puyallup’s environmental protection programs, policies, and regulations;
- Foster a high quality of life by retaining trees and natural areas, promoting clean air, limiting noise and light pollution, and maintaining scenic vistas;
- Strive towards becoming a sustainable community; and
- Promote economic sustainability of the community.

The Growth Management Act (GMA) requires that critical areas be designated and development regulations be adopted to protect such areas. The GMA states that in drafting comprehensive plans, jurisdictions should:

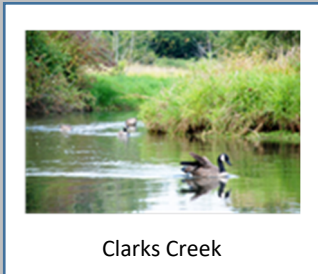
“Protect the environment and enhance the state’s high quality of life, including air and water quality, and the availability of water”, and “Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities...” as well as “maintain and enhance natural resource-based industries... [and] encourage the conservation of productive forestlands and productive agricultural lands... (RCW 36.70A.020).

Critical areas are defined as the following areas and ecosystems:

- Wetlands;
- Areas with a critical recharging effect on aquifers used for potable water;
- Fish and wildlife habitat conservation areas;
- Frequently flooded areas; and
- Geologically hazardous areas. [RCW 36.70A.030(5)]



Bradley Lake



Clarks Creek



The GMA also directs local governments to identify open space corridors within and between urban growth areas. They shall include lands useful for recreation, wildlife habitat, trails, and connections of critical areas (RCW 36.70A.160).

Countywide planning policies on the natural environment require:

- An emphasis on protection and restoration of environmentally sensitive lands, particularly in the face of climate change;
- Establishment of criteria and standards for development of environmentally sensitive lands;
- Providing protection for environmentally sensitive lands through the provision of appropriate buffers where development is allowed;
- Implementing a no-net-loss approach to critical area functions and values, ensuring that any development does not reduce the ecological integrity of these areas;
- Promoting conservation through innovative incentives and flexible land-use approaches, aligning with state guidelines on conservation practices, especially under the lens of climate change and equity;
- Enhancing inclusive community education to raise awareness about the importance of protecting environmentally sensitive lands, in line with state-led initiatives; and
- Integration of management of environmentally sensitive lands and land use planning, transportation management, and provision of urban services and facilities.

Additionally, local governments must periodically update regulations for critical areas, ensuring consistency with local comprehensive plans and state mandates. Cities are required to incorporate best available science when developing policies and regulations to protect the functions and values of critical areas and must give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries (RCW 36.70A.172; WAC 365-190-080). PMC 21.06, Critical Areas, and PMC 21.07, Flood Damage Protection, provide for the protection of designated critical areas identified in the GMA.

Vision 2050 guides cities and regions to “...care for the natural environment by protecting and restoring natural systems, conserving habitat, improving water quality, and reducing air pollutants. The health of all residents and the economy is connected to the health of the environment. Planning at all levels considers the impacts of land use, development, and transportation on the ecosystem.”

B. ENVIRONMENTAL STEWARDSHIP

The environmental stewardship policies address the importance of considering the long-term environmental implications of city policies, ensuring that city operations are conducted in a way that safeguard the environment, and provide inclusive education and outreach programs to guide the city, businesses, and community members in improving environmental quality.

Environmental issues often extend beyond city boundaries. Cooperation among Tribes, cities, counties, other local governments, state and federal agencies, and nonprofit organizations is essential to address many environmental problems. Puyallup is committed to working cooperatively with the broader community to effectively address environmental issues.



C. ENVIRONMENTALLY CRITICAL AREAS

The environmentally critical areas policies provide for the protection of designated critical areas identified in the GMA. Environmentally critical areas are important contributors to Puyallup’s high quality of life. Some natural features are critical to protect from development because of the hazards the features present to public health and safety. Some are protected because of the values they represent. Other critical areas are protected to preserve



Best Available Science.

Scientific information can be produced only through a valid scientific process, which is science based on peer-reviewed literature, standard methods, logical conclusions, quantitative analysis and reliable references.

The best available science is science that is presently available as well as practically and economically feasible. **“Best Available Science” as defined in WAC 365-195**

and maintain their ecological functions. While protection of critical areas is important to the Puyallup community, the city also allows for reasonable use of property. The policies in this document do not guarantee that each property will be able to be used for its theoretically highest and best use or that all portions of a property can be used for development, but the policies recognize and allow for reasonable use of property.

I. Geologically Hazardous Areas

Geologically Hazardous Areas (Maps 2-1 and 2-2) include areas susceptible to erosion, sliding, earthquake or other geologic events (WAC 365-190-120). One geologic hazard area unique to communities near Mt. Rainier is the potential for lahar inundation. Development on the valley floor should consider the implications of lahar risk. Geologic hazards pose a threat to the health and safety of community members when incompatible residential and nonresidential development is sited in areas of significant hazards.

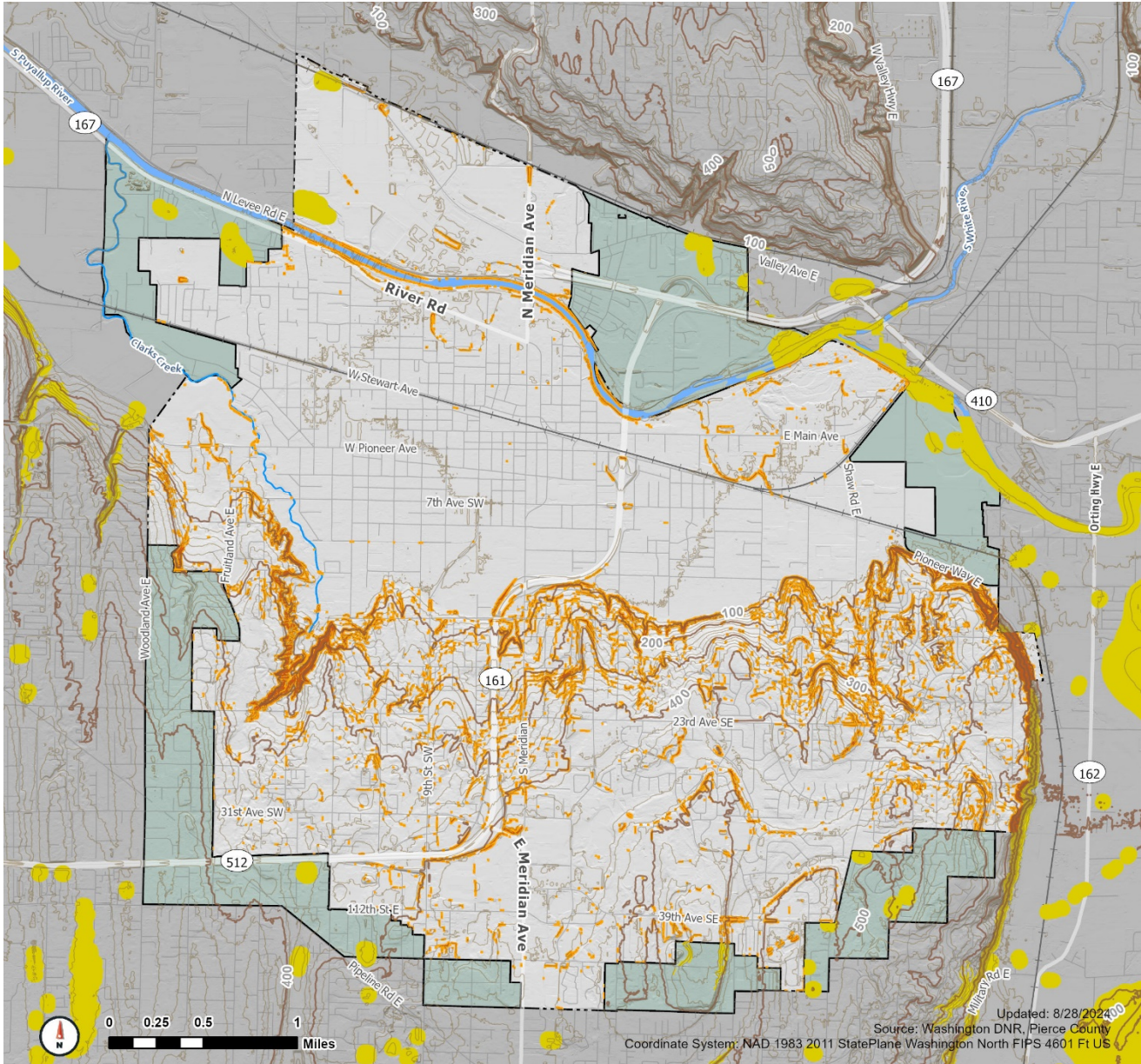
Erosion Hazard Areas contain soils that, according to the Natural Resources Conservation Service (NRCS), may experience significant erosion. These areas are likely to become unstable, such as bluffs, steep slopes, and areas with unconsolidated soils. Erosion hazard areas also include coastal erosion-prone areas and channel migration zones.

Landslide Hazard Areas are subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include, but are not limited to, areas of historic failures, areas designated on maps published by the United States Geologic Survey, slopes steeper than 15 percent, springs or groundwater seepage, and hillside-intersecting geologic contacts with relatively permeable sediment overlying relatively impermeable sediment or bedrock, slopes that are parallel or subparallel to planes of weakness in subsurface materials, areas potentially unstable as a result of rapid stream incision or stream bank erosion, and any area with a slope greater than 40 percent.

Seismic Hazard Areas are subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction, surface faulting, or subsidence and uplift. “Severe risk of damage” is loosely defined as damage that is structural rather than cosmetic. Because of its geologic structure and history of earthquake activity, the Puget Sound region has been designated as a Class III seismic risk zone, the highest rating given by the United States Geological Survey.



Map 2-1: Topographic Features [to be updated]



NATURAL ENVIRONMENT MAPS / FIGURE 2-1

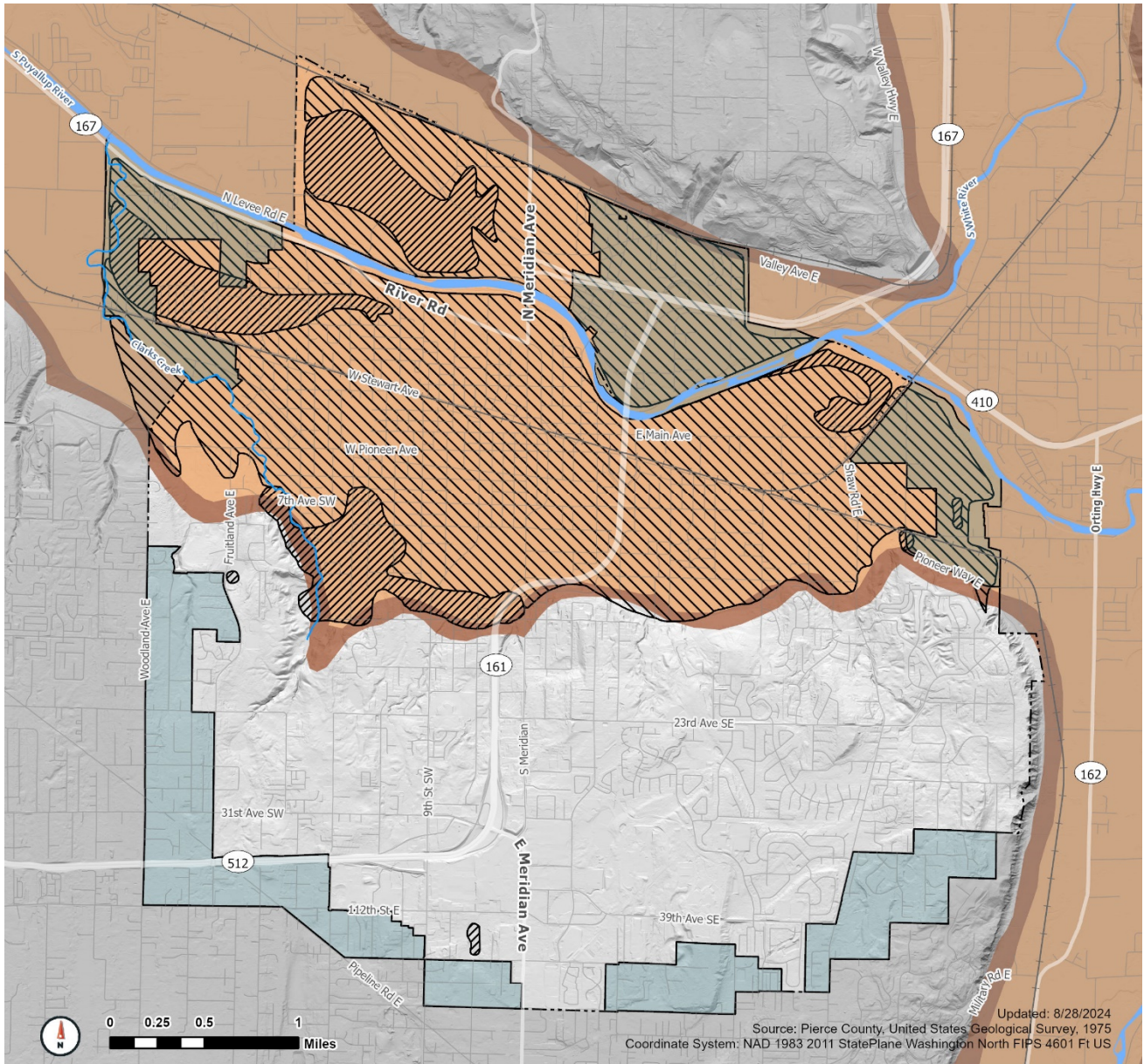
Topographic Features

- | | | |
|-------------------|----------------------|-----------------------------------|
| City Limits | Contour (100-foot) | Shallow Landslide Hazard High |
| Urban Growth Area | Contour (20-foot) | Shallow Landslide Hazard Moderate |
| Railroads | Erosion Hazard Areas | |

The printed information was derived from digital databases within the City of Puyallup GIS Portal. The City of Puyallup cannot accept responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



Map 2-2: Seismic Hazards Areas [to be updated]



NATURAL ENVIRONMENT MAPS / 2-2

Seismic Hazard Areas

City Limits	Seismic Severity	Volcanic Hazards
Urban Growth Area	Severe	Case 1 – 500-1000 yr frequency
Railroads	Moderate to Severe	Case 2 – Average 100 yr frequency
		Case 3 – 1-100 yr frequency

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II. Critical Aquifer Recharge Areas

Critical Aquifer Recharge Areas are areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water or is susceptible to reduced recharge (WAC 365-190-030(3)). The city obtains its drinking water from two natural groundwater springs, five deep wells, and an intertie with the City of Tacoma. The springs include Maplewood Spring, located on the southwest side of Puyallup at the headwaters of Clarks Creek, and Salmon Springs, located in the City of Sumner. The springs produce 76 percent of the city's total drinking water supply, while the wells account for the remaining 24 percent. The Tacoma intertie accounts for less than 0.5 percent of annual domestic drinking water. Protecting groundwater is essential for maintaining a safe and sustainable water supply for the community. Preventing contamination is crucial because once groundwater becomes polluted, the cleanup process can be difficult, expensive, and sometimes impossible, leading to significant costs, hardships and potential health risks.

All portions of the City of Puyallup located south of the Puyallup River are in the Central Pierce County Sole Source Aquifer Area. An aquifer is a sizable and continuous body of porous material composed of sand, gravel, or silt saturated with water and capable of producing usable quantities of water to a well. As required by federal law, this water is monitored and tested to ensure that it meets the high standards required for drinking water. In addition, much of the city is located within moderately to highly susceptible wellhead protection areas.

The risk of groundwater contamination depends on two main sets of conditions. One set of conditions relates to the ground itself and how easy it is for water to pass through to groundwater. This is what is meant by hydrologic susceptibility. The other set of conditions relates to how likely it is for potential contaminants to reach groundwater. This is known as contaminant loading potential or source loading. Vulnerability is the combined effect of these two conditions.

For groundwater to be available for drinking water and for sustaining surface water flows, new water must enter the aquifer. Groundwater recharge occurs primarily from precipitation infiltrating through permeable soils into the ground and, to a lesser extent, from rivers, streams and lakes. Wetlands and rain gardens that allow water to infiltrate into the aquifer also aid in groundwater recharge by slowing runoff and allowing it to seep into the ground. Development increases impervious surfaces and thus reduces aquifer recharge.

In urbanized areas, maintaining open space, areas of natural vegetation and wetlands also helps recharge aquifers. Many developments include some open spaces or recreation areas. By siting these areas on lands with the highest potential for groundwater recharge, they can provide aesthetic and recreational value and groundwater recharge.

Avoiding development with a higher risk of contamination in areas of groundwater recharge and conducting hazardous material cleanups will protect and improve ground and surface water quality. State and federal programs require that certain properties contaminated with hazardous materials be cleaned up. In addition, many property owners voluntarily clean up contaminated land. Puyallup also should work with property owners, state and federal agencies, and tribes to clean up contaminated sites.

III. Frequently Flooded Areas

Frequently Flooded Areas (Map 2-3) are lands in the floodplain subject to at least a one percent or greater chance of flooding in any given year or within areas subject to flooding due to high groundwater. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and areas where high groundwater forms ponds on the ground surface (WAC 365-190-030(8)).

The Federal Emergency Management Agency (FEMA) delineates flood hazards along major river and stream corridors to identify areas at risk from floodwater. This information is used for both floodplain management and insurance rating.

Protection and management of frequently flooded areas (i.e., floodplains) is governed in accordance with PMC 21.07, Flood Damage Protection. Areas regulated under the City's Frequently Flooded Areas provisions

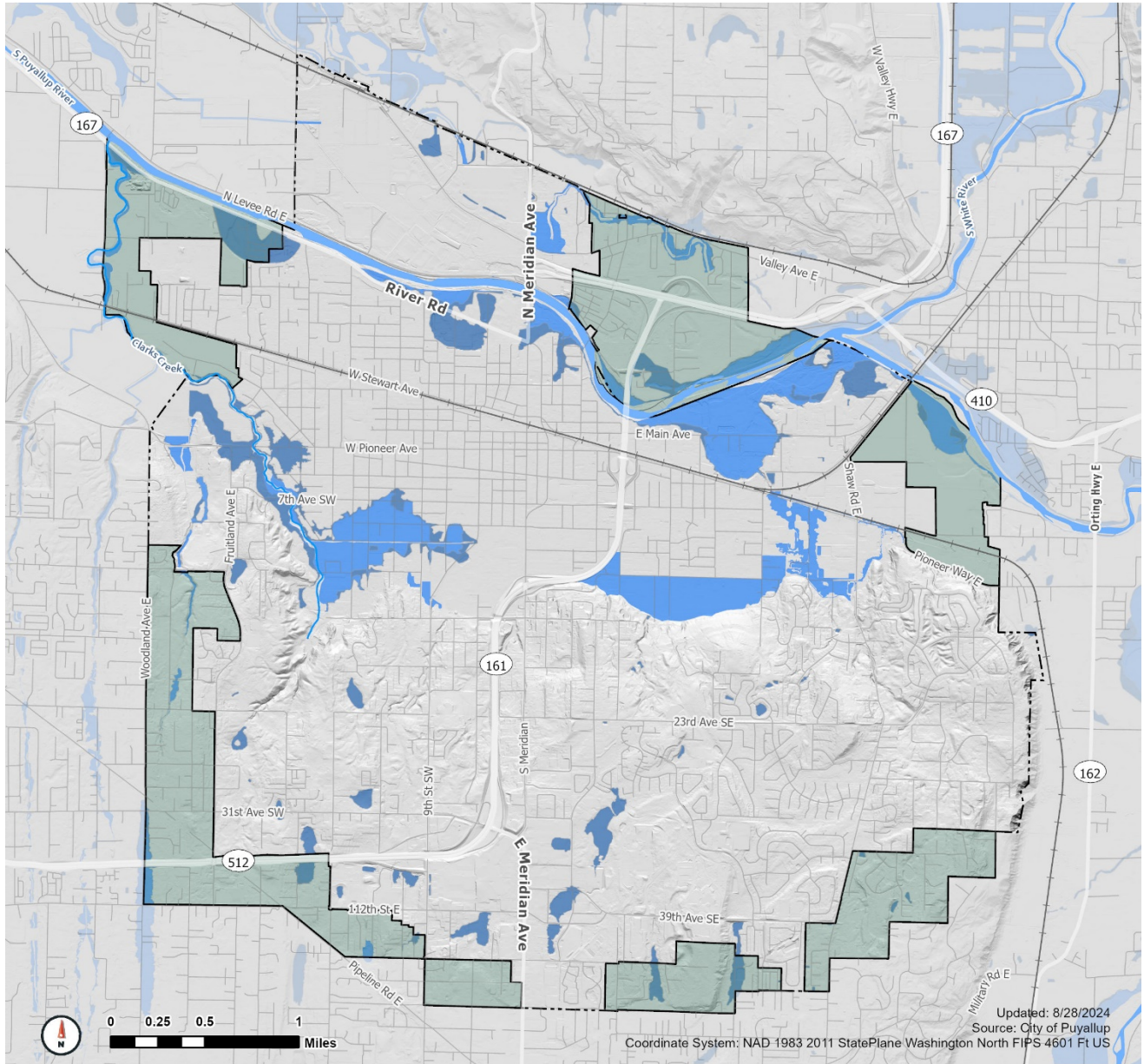


include FEMA-designated 100-year floodplains and those lands that provide important flood storage, conveyance and attenuation functions.

Natural floodplains provide benefits to a functioning natural system, including fish and wildlife habitat protection, enhanced biological productivity, natural flood storage and erosion control, surface water quality maintenance, and groundwater recharge. Most floodplain resources are concentrated along the Puyallup River, while some regulated floodplains are also found along Clarks Creek, in the central portions of Puyallup and distributed in small areas in the southern part of the city.



Map 2-3: Flood Prone Areas [to be updated]



NATURAL ENVIRONMENT MAPS / 2-3

Frequently Flooded Areas

- City Limits
- Urban Growth Area
- Railroads
- 100 Year (A Zone)
- 500 Year (X Zone)
- Puyallup River

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Flooding can damage structures in the floodplain. Levees, dikes and bank revetments have been constructed and maintained along the Puyallup River to limit the extent of flooding and increase the utility of floodplains for agricultural, industrial and urban uses. This has reduced connectivity of the river to its floodplain and compromised many of the ecological benefits provided by a naturally functioning floodplain.

Properties outside the 100-year floodplain also can aggravate flooding and flood damages. Development in landslide or erosion-prone areas can lead to the clogging of streams and drainage systems, increasing flooding within and outside the 100-year floodplain. As areas outside the 100-year floodplain develop, increased impervious surfaces may increase runoff during storms and thus increase flood heights within the 100-year floodplain, resulting in flooding outside the existing 100-year floodplain. Increased stormwater runoff can also significantly impact salmon and steelhead habitat by washing it away. Reducing the amount of impervious surfaces and implementing stormwater detention can help reduce these impacts.

Clearing and grading for development also can increase stormwater runoff by removing vegetation and organic soils that absorb precipitation. Excessive erosion can be very damaging to water quality on adjacent and downstream water bodies, including those that support salmonid fish and other fish species. To prevent these negative impacts, Puyallup should continue to adopt and enforce clearing and grading requirements and promote adequate, compost-amended topsoils to minimize runoff and erosion as well as replicate previously undisturbed topsoils on development sites.



11th NW & River Rd Flooding

IV. Wetlands

Wetlands are areas inundated by ground or surface water frequently enough to support vegetation typically adapted to live in saturated soils. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate the conversion of wetlands (RCW [36.70A.030](#)). Wetlands perform many ecological functions, including flood control, reductions of erosion and siltation, shoreline protection, water storage, groundwater recharge, water quality maintenance, nutrient absorption, and fish and wildlife habitat. Additionally, wetlands provide opportunities for research and scientific study, outdoor recreation and education, and open space.

Clarks Creek and its tributary streams support a number of riparian wetlands. There are also mapped wetlands in the floodplain of the Puyallup River and wetlands mapped throughout the city. There are large wetlands in the river bottom lands and along the base of the South Hill slopes (Map 2-4).

It is the city's goal to achieve no net loss of wetlands through retention of function, value and acreage of wetlands and to gain improvements in wetland functions over time through strategic restoration actions. Mitigation



sequencing is used to ensure impacts to wetlands are avoided, where possible, and mitigated, when necessary. Wetlands can also be hazardous areas to develop. Their organic soils are generally poorly suited for development and may not support foundations, streets or utilities.

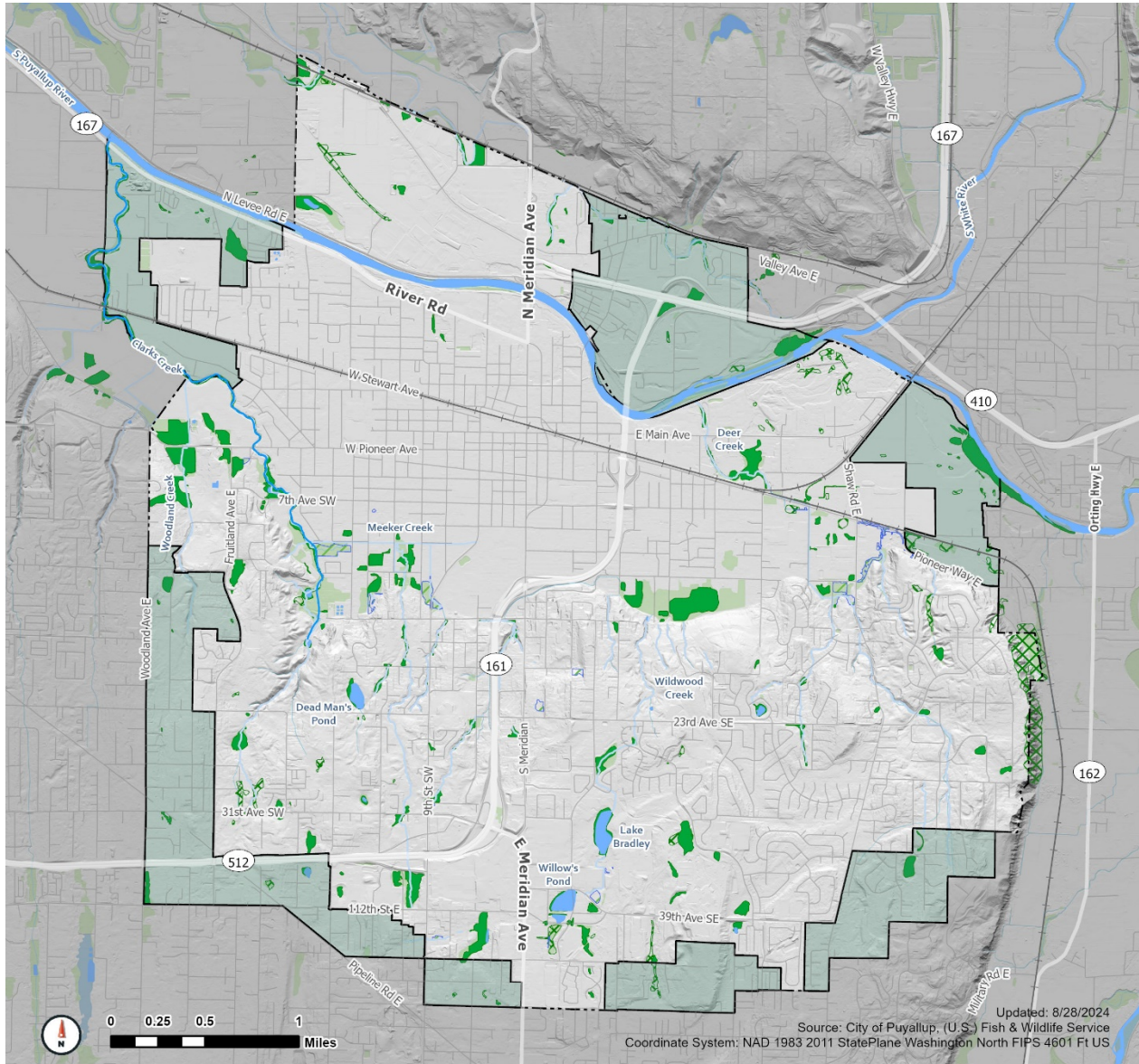
V. Water Quality

Surface water quality (i.e., the chemical, physical and biological characteristics of water, usually with respect to its suitability for a particular purpose, such as drinking or swimming) is protected through the implementation of water quality standards pursuant to the Clean Water Act (CWA). The water quality standards established under the CWA are intended to sustain public health and public enjoyment of the waters and the propagation and protection of fish, shellfish and wildlife.

Development in the watersheds of rivers, streams and lakes must be carefully managed to retain water quality and prevent flooding. The habitat in Puyallup's rivers, streams and lakes is important to protecting the area's high quality of life and valuable aquatic resources and the area's natural beauty. The Puyallup River, with its adjacent Riverwalk trail and parks, is an important focal point for Puyallup and ties the city into a regional recreational network. All of these areas are important to salmon.



Map 2-4: Lakes, Streams and Wetlands [to be updated]



NATURAL ENVIRONMENT MAPS / 2-4

Lakes, Streams, and Wetlands

Streams	Wetlands Field-verified Delineated	National Wetland Inventory Emergent
Water body	Field-verified	Riverine
City Limits	Unverified	Pond, Lake, Reservoir
Urban Growth Area		
Railroads		

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Riparian corridors consist of vegetation along river and stream banks that are influenced by the surface waters. Ecological processes of riparian corridors include water flow, sediment routing, vegetation succession, woody debris recruitment, and plant and animal speciation.

The Puyallup River, Meeker Creek, and some area streams have been channelized and adversely impacted by urbanization of their watersheds. Channelization reduces the habitat values of rivers and streams and increases the speed at which water flows, potentially increasing downstream flooding. While returning these water bodies to their original condition is not always possible, restoring rivers and streams can improve fish and wildlife habitat, environmental functions, recreational uses, flood protection and aesthetics.

Inclusive community education is an important component in efforts to protect surface and groundwater. Surface and groundwater quality can be adversely affected by individual choices that the community makes regularly. Education can help the community and businesses choose options that meet their needs and desires while protecting surface and groundwater quality.

Natural watercourses both within and outside the 100-year floodplain can function to lessen flood damage. Properly functioning natural streams include pools, riffles, and overflow areas that slow stormwater runoff and provide fish habitat. Retaining natural streams also helps to accommodate stormwater flows from upstream properties.

To protect water quality and mitigate the impacts of drainage, flooding, and stormwater runoff, the City will implement regulations that prevent the pollution of state waters, including Puget Sound and its tributaries. These policies will ensure that development activities do not compromise water quality and contribute to the health of Puget Sound and its surrounding waters.

VI. Fish and Wildlife Habitat Conservation Areas

Fish and wildlife enhance the quality of life of a community. The salmon and steelhead are enduring symbols of the Northwest. Birds are valued for their songs and appearance. Other wildlife is attractive and helps maintain the valued character of the area. Wildlife diversity is often an indicator of environmental health. There is growing evidence that people living in metropolitan areas are interested in wildlife. Wildlife provides for human recreation and relaxation, and wildlife has aesthetic and educational values. Research has shown that observing wildlife can significantly aid in the recovery process, particularly by enhancing mental well-being and promoting faster healing.

A fish and wildlife habitat conservation area “does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company” (RCW [36.70A.030](#)). Under the GMA, Fish and Wildlife Habitat Conservation Areas include:

- Areas with which endangered, threatened, sensitive, and candidate species have a primary association;
- State Priority Habitats and areas associated with State Priority Species;
- Habitats and Species of Local Importance, when designated by the City Council;
- Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat;
- Waters of the state;
- Areas critical for habitat connectivity; and
- Aquatic areas, such as rivers, streams, lakes, ponds and wetlands.

Wildlife habitats are characterized by a variety of internal (site-specific) and external (contextual) habitat conditions. Internal conditions include structural diversity (horizontally and vertically) of habitat, thermal cover, cover from predation, edge/buffer conditions, presence of snags or large trees, presence of food source for the subject species, presence of downed logs, and presence or nearness of water and its safe accessibility. External conditions include the size of the habitat patch; the ability of the habitat to serve as a corridor or link to otherwise



isolated natural areas, parks, preserves or open spaces; being surrounded by a buffer or serving as a buffer; and the surrounding habitat types or intensity of land uses.

The central planning concept for wildlife habitat in urban environments is to create an integration of habitat reserves and interconnecting corridors. Habitat reserves are generally considered to be areas of differing sizes that meet the basic needs of wildlife. Corridors are regarded as narrow, linear strips of habitat that have wildlife value. The corridors serve as interconnecting links between or along the habitat reserves.

Many of the critical lands conserved offer wildlife habitat as well, but riparian systems and streams are especially important. Natural riparian corridors are essential for wild fish populations. Reduced large woody debris is deemed a major reason for salmonid decline in Pacific Northwest streams. Healthy riparian zones are dynamic ecosystems that perform various functions that form salmonid habitat. Some of the major functions include:

- Producing and delivering large and small woody debris to shorelines and stream channels;
- Shoreline stream bank protection and habitat formation;
- Trapping and removing sediments and dissolved chemicals from water;
- Moderating water temperature;
- Providing favorable microclimate (humidity, temperature, and wind speed);
- Providing habitat for terrestrial animals;
- Providing proper nutrient sources for aquatic life;
- Allowing exchange of water between the ground and the water body;
- Providing flux of gravel between streambeds and banks; and
- Providing light patterning that salmonids use for concealment.

“Native Growth Protection Areas,” as defined in the city’s critical areas ordinance (PMC 21.06), form the backbone of the habitat areas within the city. These areas are already protected through other regulatory mechanisms. They include Native Growth Protection Easements and Tracts as well as fish bearing and non-fish bearing streams and their buffers. The Native Growth Protection Areas includes wetlands and streams and their associated buffers as they become identified at a site-specific level.

Priority Habitats

A number of priority habitats can be found in Puyallup. Priority habitats are habitat types or elements with unique or significant value to one or more species. In general, priority habitats with greater importance to fish or wildlife have one or more of these characteristics:

- Habitat areas that are larger are generally better than areas that are smaller;
- Habitat areas with more structural complexity (e.g., multiple canopy layers, snags, geologically diverse) are generally better than areas with less;
- Areas that contain native habitat types contiguous with one another are better than isolated habitats (especially aquatic habitats associated with terrestrial habitats);
- Habitat areas that are connected are generally better than areas that are isolated; and
- Habitat areas that have maintained continuity in historical ecosystem processes (e.g., disturbance regimes, successional patterns) are generally better than areas lacking such processes (WDFW 2023).

The city has three relatively large patches of priority habitat. These patches are located near the city’s western boundary, in the center of the city north of 23rd Avenue SE, and near the city’s southern boundary. Portions of each of these habitat patches are located within city parks, including Clarks Creek Park South, Bradley Lake Park and Wildwood Park. Priority habitats occurring within the City of Puyallup predominantly consist of freshwater forested/shrub wetland, freshwater emergent wetland, riverine and pond habitats.

Development



Species protection applies to Species of Concern, Priority Species, and Species of Local Importance. Species of Concern include those federally and state-listed endangered, threatened, sensitive or candidate species as well as those listed or proposed for listing by the federal government.

As a community develops, habitat fragmentation — the separation of available wildlife habitats — occurs. Where sections of critical habitat are linked, populations can move more easily between the habitat areas.

Many species of fish and wildlife migrate long distances. This mobility requires a regional approach to their management. It is important to monitor and manage urban wildlife habitats to maintain their integrity to numerous outside influences and managed landscapes surrounding them.

Pesticides can kill birds, cause cancer, and decimate prey populations of several city Priority Species. Usage of these substances to maintain city-owned rights-of-way, parklands and public spaces should be reduced to the maximum extent practical. Alternatives to using pesticides and fertilizers, such as employing compost-amended soils or compost tea during development and redevelopment, could minimize use of these synthetic and harmful products.

Invasive Plants

Invasive plant species are a problem because they are detrimental to wildlife by suppressing and displacing native plant species and providing little to no value in terms of forage, cover, or nest sites for the wildlife community. These invasive plants spread quickly from one area to another. Noxious weeds already adversely affect most habitat areas in Puyallup. Common invasive plant species include reed canary grass (*Phalaris arundinacea*), found in wetlands, and Himalayan blackberry (*Rubus armeniacus*), which grows in a wide range of habitats. The city should work with the Pierce County Noxious Weed Control Board to manage invasive plants.

Aquatic Habitats

Aquatic habitats in Puyallup are primarily associated with the Puyallup River, its wetlands, and tributary streams, with Clarks Creek being the largest tributary in the city. Bradley Lake, once a peat bog, is a secondary aquatic habitat created after years of peat farming.

The Puyallup River and its tributaries provide critical migration and rearing habitat for several fish species, including threatened Chinook salmon, steelhead, and bull trout, which have designated critical habitats in the river. Other native salmonids like coho, chum, pink and sockeye salmon, as well as coastal cutthroat trout, also inhabit these waters.

To preserve and enhance anadromous fisheries, the city will strive to implement conservation and protection measures that safeguard critical habitats essential for all life stages of anadromous fish. These measures should encompass habitats necessary for spawning, incubation, juvenile rearing, adult residence, juvenile migration to the sea, and adult migration upstream to spawning areas. Priority will be given to habitat protection strategies grounded in the best available science, particularly concerning stream flows, water quality, temperature, spawning substrates, in-stream structural diversity, migratory access and the quality of estuarine and nearshore marine habitats.



D. COMMUNITY FORESTRY

Trees play a crucial role in maintaining ecological balance by purifying the air, sequestering carbon, generating oxygen, and managing stormwater runoff. They help stabilize slopes, reduce erosion, and conserve energy while also enhancing the community’s aesthetic appeal and economic vitality. Additionally, trees provide essential habitat for birds and other wildlife.



Clarks Creek

The removal of trees and the reduction of tree canopy cover can lead to the loss of these critical benefits, including wildlife habitats, soil and slope stability, and the ability to maintain cooler ground and stream temperatures.

Puyallup, particularly in areas like the wooded hillsides and ravines along the Puyallup River valley and South Hill, features diverse forest cover types, including second-growth lowland coniferous, deciduous and mixed forests.

To protect and enhance the urban forest, the city should maintain and enhance stronger tree preservation policies, expand tree canopy coverage, and ensure adequate resources for tree maintenance, health and public safety. Promoting active tree stewardship through educational materials, volunteer events and inclusive community programs can help strengthen the connection between the community and the urban forest.

E. AIR QUALITY AND CLIMATE IMPACT

Clean outdoor air quality is essential for both public health and the natural environment, contributing significantly to the quality of life in Puyallup. It ensures the visibility of the mountains and scenic areas that are highly valued by the community. In the Puget Sound region, vehicle emissions remain the primary source of air pollution, making compliance with federal air quality standards critical for continued federal funding for transportation improvements.

The Puget Sound Clean Air Agency oversees air quality regulation in the region, but cities like Puyallup play a key role in maintaining air quality through thoughtful transportation and land use planning to reduce emissions.

In addition to air quality, cities in the Puget Sound region must now address climate change to be consistent with adopted multicounty and countywide planning policies. The GMA (Chapter 36.70A RCW) mandates that counties or cities include in their comprehensive plans “efforts to reduce localized greenhouse gas emissions and avoid creating or worsening localized climate impacts to vulnerable populations and overburdened communities.” As part of this, jurisdictions are directed to prioritize emissions reductions that maximize the co-benefits of reduced air pollution and environmental justice in order to benefit overburdened communities. Additionally, the Healthy Environment for All (HEAL) Act ensures that climate actions prioritize communities most affected by environmental harm,

Monitoring Air Quality

The Puget Sound Clean Air Agency measures for the most serious health-related air pollutants listed by the EPA, including:

- Particulate pollution
- Ozone (O₃)
- Carbon monoxide (CO)
- Lead (Pb)
- Nitrogen dioxide (NO₂)
- Sulfur dioxide (SO₂)

The agency also measures and stores atmospheric data pertaining to local wind speed and direction, temperature, humidity and air pressure.

http://www.ecy.wa.gov/programs/air/air_monitoring_data/air_monitoring.htm



fostering greater coordination across agencies to benefit overburdened populations. Cities must also ensure that their plans and regulations address the impacts of climate change on air quality, aligning with state and federal air quality standards to maintain and improve public health and environmental quality.

In addition, in order to reduce emissions 25 percent below 1990 levels by 2035 and reduce emissions 50 percent below 1990 levels by 2050, the Washington State legislature passed specific greenhouse gas emission reduction targets. The following targets were identified:

- The Climate Commitment Act introduces a cap-and-invest program that sets a decreasing limit on emissions from major sources, incentivizing businesses to reduce their greenhouse gas output, with a goal of reaching net-zero emissions by 2050.
- The Zero Emission Vehicle Mandate targets a transition to all new passenger vehicles being electric or zero-emission by 2035, aligning with similar goals in other states.
- The HEAL Act ensures that climate policies prioritize overburdened and vulnerable communities, ensuring that the benefits of emissions reductions are distributed equitably.

The Puyallup Environment and Sustainability Action Plan includes a number of strategies and proposed actions for reducing greenhouse emissions from primary contributing sources, such as transportation, to help achieve the city's greenhouse-gas emission reduction goal of 95 percent below 1990 levels by 2050. These include developing internal city policies aimed at municipal operations that include creating a Puyallup-wide greenhouse gas inventory, evaluating and implementing decarbonization strategies for city buildings and facilities, and establishing a purchasing policy that requires prioritizing electric vehicles and hybrid options for City vehicles. The plan also includes strategies aimed at reducing greenhouse gas emissions from buildings and energy. The strategies include promoting renewable energy upgrades for residential buildings as well as working with regional utilities to promote electric heat pumps to replace natural-gas powered furnaces and increase energy efficiency in existing commercial and residential buildings. Finally, the plan's transportation strategies focus on improving and expanding biking infrastructure; funding, developing and expanding electric vehicle infrastructure throughout the city; and adopting and maintaining comprehensive plan policies and zoning that support transit access and transit-oriented development.

Local governments play a key and vital role in implementing those targeted reductions. As the GMA dictates, cities are to be the centers of growth in the state and should be the catalysts in the effort to reduce sprawling, low-density, auto-dependent development patterns.



The traditional definition of noise pollution is “unwanted or disturbing sound.” Sound becomes unwanted when it either interferes with normal activities, such as sleeping, conversation, or disrupts or diminishes one’s quality of life. The air around us is constantly filled with sounds, yet most of us would probably not say we are surrounded by noise. Though for some, the persistent and escalating sources of sound can often be considered an annoyance. This “annoyance” can have major consequences, primarily to one’s overall health.

“Noise Pollution” as defined

The campaign “dark skies” was launched by the International Dark-Skies Association in an effort to call attention to the adverse effect of light pollution.



© Jim Richardson

Since its inauguration in 1988, “dark skies” has worked towards protecting natural nights, in addition to improving energy efficiency and the quality of outdoor lighting.

<http://www.darksky.org>

F. NOISE POLLUTION

Noise is a pollutant that can have significant negative impacts on human health. Excessive noise also makes neighborhoods less-desirable places to live and can contribute to deterioration of those areas. The Washington State Department of Ecology has adopted noise standards but does not enforce them; therefore, the city should continue to address noise pollution and enforce noise regulations.

G. LIGHT POLLUTION

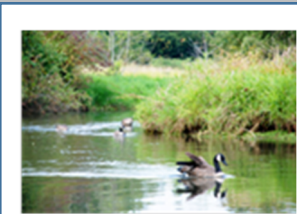
Light pollution policies address the protection of the community from excessive glare and promote the concept of “dark skies.” Glare is strong, steady light that shines away from the area that is meant to be illuminated. Glare interferes with views and, in extreme cases, may interfere with the normal use of nearby properties. Inappropriate overhead lighting along the city’s river and streams can interfere with the feeding and spawning activities of salmon and trout. Night lighting is an important safety feature and should be allowed, but lighting should be designed and directed to minimize glare. Puyallup recognizes that night lighting is needed but seeks to maintain dark skies in the residential areas of the community through policies that reduce glare and maintain views of stars and planets.

I. GOALS AND POLICIES

[see separate Draft Policy Updates document]



Bradley Lake



Clarks Creek

A. INTRODUCTION

The Environment Element implements the vision of Puyallup as a city enriched with valued natural features, integrated open spaces, protected critical areas and an engaged community that cares for and stewards their city’s green spaces, enhancing the quality of life for the community as a whole. This element provides policies to maintain key natural processes and functions that provide the natural physical foundation for the community, while acknowledging the need to accommodate growth. It is important to be responsible stewards of our natural environment resources so that future generations may enjoy and benefit from them-it as we do today. It is equally important to recognize that resources exist not only for the benefit of humans but also for other living creatures and plants as well.

The “green infrastructure” of the city — such as substantial natural features, open spaces, habitat and critical areas — provides the backbone on which physical development of the city will orient itself around and integrate into the fabric of the community. Key strategies to maintaining the city’s environmental assets are summarized below:

- Establish and maintain the city-wide critical areas and habitat corridor maps to determine how all of the city’s environmental assets interact;
- Use a best available science-based approach to ensure no net loss of critical areas’ ecological functions and values;
- Maintain and strive to enhance a healthy natural ecosystem through environmental stewardship programs that engage the citizens all community members of Puyallup;
- Monitor and report on the effectiveness of Puyallup’s environmental protection programs, policies, and regulations;
- Foster a high quality of life by retaining trees and, natural areas, promoting clean air, limiting noise and light pollution, and maintaining scenic vistas;
- Strive towards becoming a sustainable community; and
- Promote economic sustainability of the community.

The Growth Management Act (GMA) requires that critical areas be designated and development regulations be adopted to protect such areas. The GMA states that in drafting comprehensive plans, jurisdictions should:

“Protect the environment and enhance the state’s high quality of life, including air and water quality, and the availability of water”, and “Retain open space and green space, enhance recreational opportunities, enhance ~~conserve~~ fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities...” as well as “maintain and enhance natural resource-based industries... [and] encourage the conservation of productive forestlands and productive agricultural lands...” (RCW 36.70A.020).

Critical areas are defined as the following areas and ecosystems —[RCW 36.70A.030(5)]:

- Wetlands;
- Areas with a critical recharging effect on aquifers used for potable water;
- Fish and wildlife habitat conservation areas;
- Frequently flooded areas; and
- Geologically hazardous areas. [RCW 36.70A.030(5)]



The GMA also directs local governments to identify open space corridors within and between urban growth areas. They shall include lands that are useful for public purposes and to identify open space corridors within urban growth areas that are useful for recreation, open spaces, wildlife habitat, trails, and connections of critical areas (RCW 36.70A.160).

County-wide planning policies on the natural environmentally sensitive lands require:

- An emphasis on protection and restoration of environmentally sensitive lands, particularly in the face of climate change;
- ~~Establishment of criteria and standards for development of environmentally sensitive lands;~~
- ~~Providing protection for environmentally sensitive lands through the provision of appropriate buffers where development is allowed. Buffering of environmentally sensitive lands;~~
- Implementing a no-net-loss approach to critical area functions and values, ensuring that any development does not reduce the ecological integrity of these areas. ~~Adoption of a ‘no-net-loss’ approach;~~
- ~~Promoting conservation through innovative incentives and flexible land-use approaches, aligning with state guidelines on conservation practices, especially under the lens of climate change and equity.~~ Encouragement of conservation through positive incentives;
- ~~Encouragement of conservation through innovative and flexible approaches;~~
- ~~Enhancing inclusive community education to raise awareness about the importance of protecting environmentally sensitive lands, in line with state-led initiatives.~~ Designation of environmentally sensitive lands of local, county, or statewide significance;
- Community education; and
- Integration of management of environmentally sensitive lands and land use planning, transportation management, and provision of urban services and facilities.

Additionally, local governments must maintain compliance with periodically updated regulations for critical areas, ensuring consistency with local comprehensive plans and state mandates. Cities are required to—as well as incorporating best available science when developing policies and development regulations to protect the functions and values of critical areas, and must give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries (RCW 36.70A.172; WAC 365-190-080). Puyallup’s CAO (PMC 21.06, Critical Areas, and } PMC 21.07, Flood Damage Protection, provides for the protection of designated critical areas identified in the GMA.

Vision 2040-2050 guides cities and regions to “...care for the natural environment by protecting and restoring natural systems, conserving habitat, improving water quality, and reducing air pollutants. The health of all residents and the economy is connected to the health of the environment. Planning at all levels considers the impacts of land use, development, and transportation on the ecosystem.” ~~also directs cities to “preserve the beauty and natural ecological processes of the Puget Sound basin through conservation and enhancement of natural resources and the environment”, as well as, “safeguard the natural environment by meeting the needs of the present without compromising the ability of future generations to meet their own needs”.~~



B. ENVIRONMENTAL STEWARDSHIP

The environmental stewardship policies address the ~~need importance of~~ considering the long-~~range-term environmental~~ implications of city policies ~~upon the environment,~~ ensuring that city operations are conducted in a way that safeguards the environment, and provides inclusive education and outreach programs to guide the City, businesses, and community members in improving ~~environmental quality~~ to conduct city operations in a manner that protects the environment, and to provide education on how the City, its businesses, and residents can improve the quality of the environment.

Environmental issues often extend beyond city governmental boundaries. Cooperation ~~between among~~ Tribes, cities, counties, and other local governments, state and federal agencies, and non-profit organizations agencies, governments, non-profits and other agencies ~~is are~~ is essential to address many environmental problems. Puyallup ~~should~~ is committed to continue its policy commitment of working cooperatively with ~~others~~ the broader community to effectively address environmental issues.



Arbor Day Tree Planting

C. ENVIRONMENTALLY CRITICAL AREAS

The environmentally critical areas policies provide for the protection of designated critical areas identified in the ~~Growth Management Act~~ GMA. This includes ~~Fish and Wildlife Habitat Conservation Areas, Wetlands, Frequently Flooded Areas, Critical Aquifer Recharge Areas and Geologically Hazardous Areas.~~ Fish and wildlife habitat conservation areas “does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company” (RCW 36.70A.030).

Critical areas contain valuable natural resources, provide natural scenic qualities, support important ecological functions and processes, and/or present potential hazards to human life and property. Critical areas are regulated under PMC 21.06 with the purpose of avoiding impacts to these areas from alteration wherever feasible and reasonable.

Environmentally critical areas are important contributors to Puyallup’s high quality of life. Some natural features are critical to protect from development because of the hazards the features they present to public health and safety. ~~Some~~ are protected because of the values they represent. ~~Those that present a hazard are protected to prevent loss of property and human life caused by inappropriate development in these areas.~~ Other critical areas are protected to preserve and maintain their ecological functions. ~~and the quality of life and livability for humans. Some species, such as salmon, are considered keystone species and are commonly used as benchmark indicators of overall environmental health of a region.~~

~~Science plays a central role in delineating critical areas, identifying functions and values, and identifying protection strategies. The State’s Best Available Science (BAS) Rule requires the integration of science into the establishment and update of critical areas ordinances.~~

~~One of the best opportunities to protect critical areas while allowing an appropriate level of development is to avoid development in and impacts to critical areas. Another way of protecting critical areas while providing for appropriate levels of development is to focus development on the areas of the site best suited to development while leaving critical areas undeveloped, through clustering or density transfers.~~



Local governments must identify, collect, and assess the available scientific information relating to the protection of critical areas within their jurisdiction, and then determine which of that science constitutes the “Best Available Science.”

Scientific information can be produced only through a valid scientific process, which is science based on peer-reviewed literature, standard methods, logical conclusions, and quantitative analysis, and reliable references.

The best available science is science that is presently available as well as practically and economically feasible. Local governments may accept or solicit scientific information from state and federal agencies, universities, tribes, subject matter experts, and others, but the burden ultimately is on the local government to

Natural Resources Conservation Service

<http://www.nrcs.usda.gov/wps/portals/nrcs/site/national/>



While protection of critical areas is important to the Puyallup community, the city also allows for all properties some reasonable economic use of property also is critical. The policies in this document do not guarantee that each property will be able to be used for its theoretically highest and best use or that all portions of a property can be used for development, but the policies recognize and allow for reasonable use of property. Rather, they provide that the critical areas regulations be administered so that each property has some community appropriate economic use.

Consistency between jurisdictions can streamline processes for both community members and developers, enabling more efficient management of critical areas help citizens and the development community work more efficiently with critical areas regulations. While local variations need to be accommodated, the local governments in Pierce County are committed to making critical areas regulations more consistent.

I. Geologically Hazardous Areas

Geologically Hazardous Areas (Maps 2-1 and 2-2) Geologic hazards include areas susceptible to erosion, sliding, earthquake, or other geologic events (WAC 365-190-120). One geologic hazard area unique to communities near Mt. Rainier is the potential for lahar inundation; development on the valley floor should consider the implications of lahar risk. Geologic hazards pose a threat to healththe health and safety of citizenscommunity members when incompatible residential and nonresidential development is sited in areas of significant hazards.

Erosion hazard is a measure of the susceptibility of an area of land to prevailing agents of erosion. Factors such as grain size, soil cohesion, slope gradient, rainfall frequency and intensity, surface composition and permeability, and the type of vegetative cover help determine the severity of the erosion hazard. Erosion Hazard Areas are those areas containingcontain soils whichthat, according to where there is a severe hazard as defined by the Natural Resources Conservation Service (NRCS), may experience significant erosion. Erosion hazard areas also include coastal erosion prone areas and channel migration zones. Erosion hazard areas includeThese areas are likely to become unstable, such as bluffs, steep slopes, and areas with unconsolidated soils. Erosion hazard areas also include coastal erosion-prone areas and channel migration zones.

Landslide Hazard Areas are potentially subject to significant or severe risk landslides based on a combination of geologic, topographic, and hydrologic factors. Examples of Landslide Hazard AreasThey include, (but are not limited to,) areas of historic failures; areas designated as such on maps published by the United States Geologic Survey; areas containing slopes steeper than 15 percent; springs or groundwater seepage, and hillside-intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; slopes that are parallel or subparallel to planes of weakness in subsurface materials; areas potentially unstable as a result of rapid stream incision or stream bank erosion; and any area with a slope greater than 40 percent.

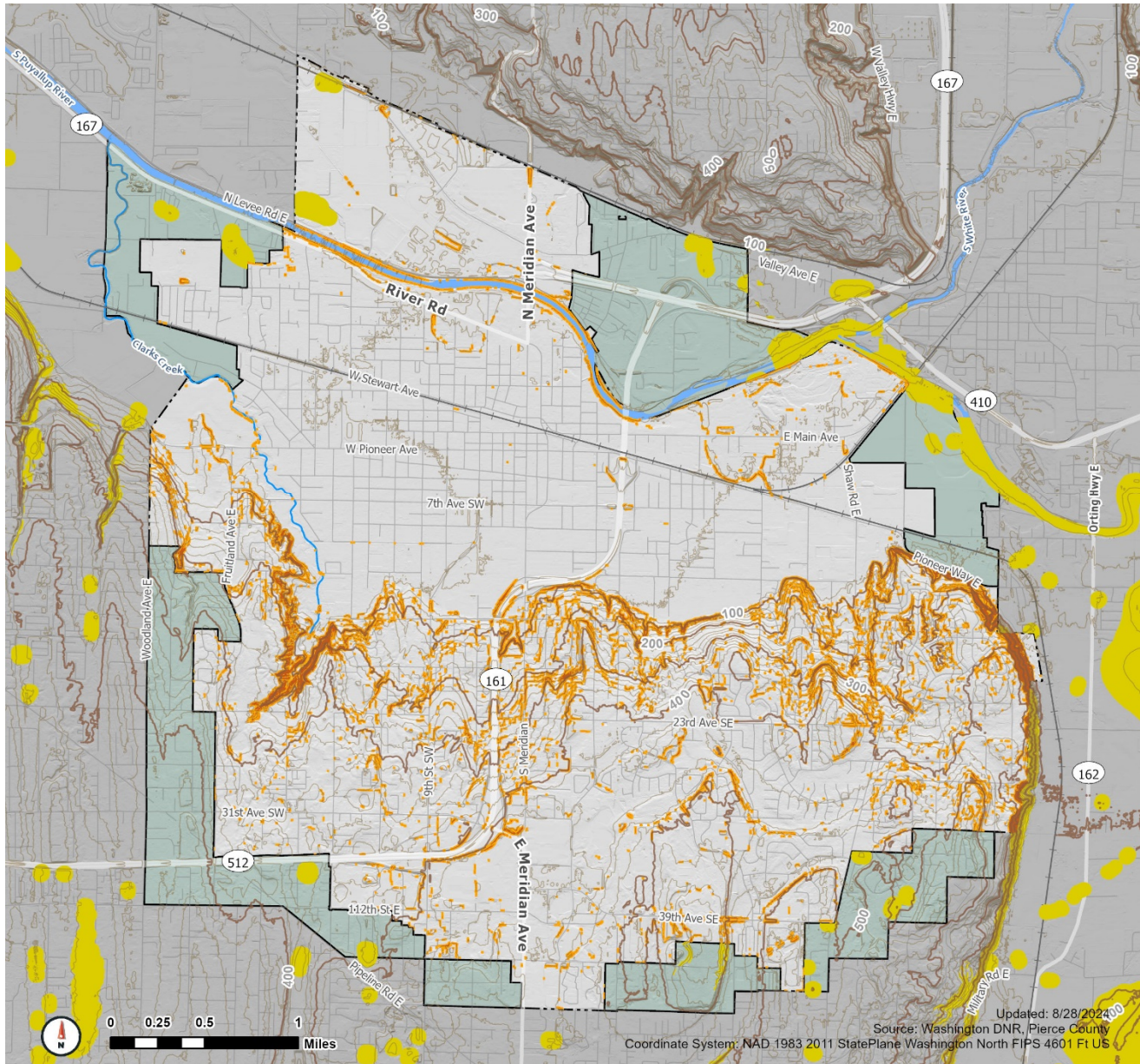
Seismic Hazard Areas are those areas subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction, surface faulting, or subsidence and uplift. “Severe risk of damage” is loosely defined as damage that is structural rather than cosmetic. Because of its geologic structure



and history of earthquake activity, the Puget Sound region has been designated as a Class III seismic risk zone, the highest rating given by the United States Geological Survey.



Map 2-1: Topographic Features **[to be updated]**



NATURAL ENVIRONMENT MAPS / FIGURE 2-1

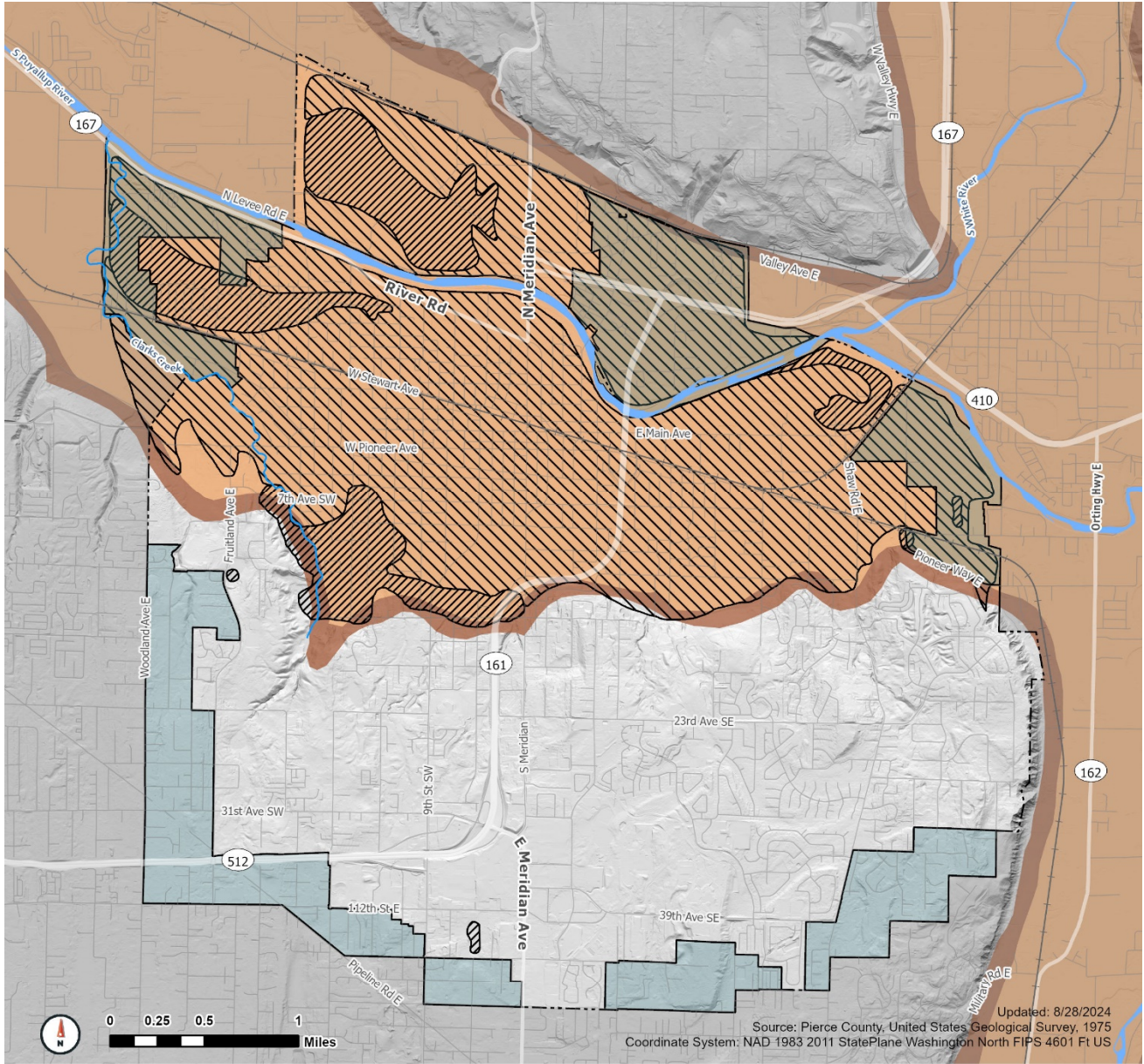
Topographic Features

- | | | |
|-------------------|----------------------|-----------------------------------|
| City Limits | Contour (100-foot) | Shallow Landslide Hazard High |
| Urban Growth Area | Contour (20-foot) | Shallow Landslide Hazard Moderate |
| Railroads | Erosion Hazard Areas | |

The printed information was derived from digital databases within the City of Puyallup GIS Portal. The City of Puyallup cannot accept responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



Map 2-2: Seismic Hazards Areas- **[to be updated]**



NATURAL ENVIRONMENT MAPS / 2-2

Seismic Hazard Areas

- City Limits
- Urban Growth Area
- Railroads

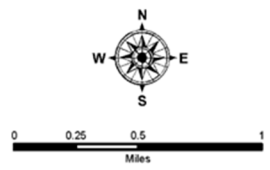
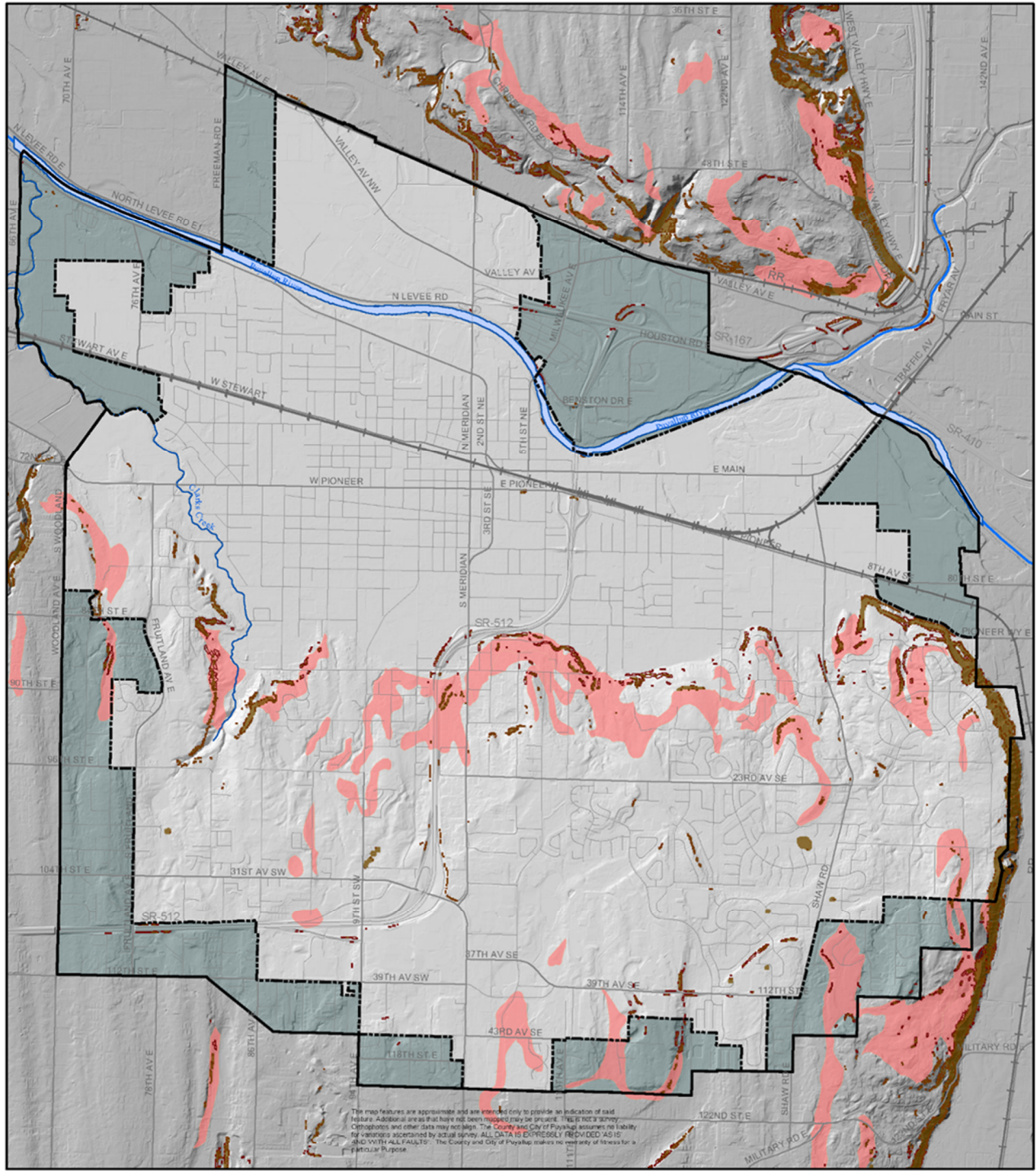
- Seismic Severity**
- Severe
- Moderate to Severe

- Volcanic Hazards**
- Case 1 – 500-1000 yr frequency
- Case 2 – Average 100 yr frequency
- Case 3 – 1-100 yr frequency

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Map 2-3: Landslide Hazard Areas



File Name: jraycomp_plan/environmental/vandslide_hazard_areas.mxd, Updated September 2014

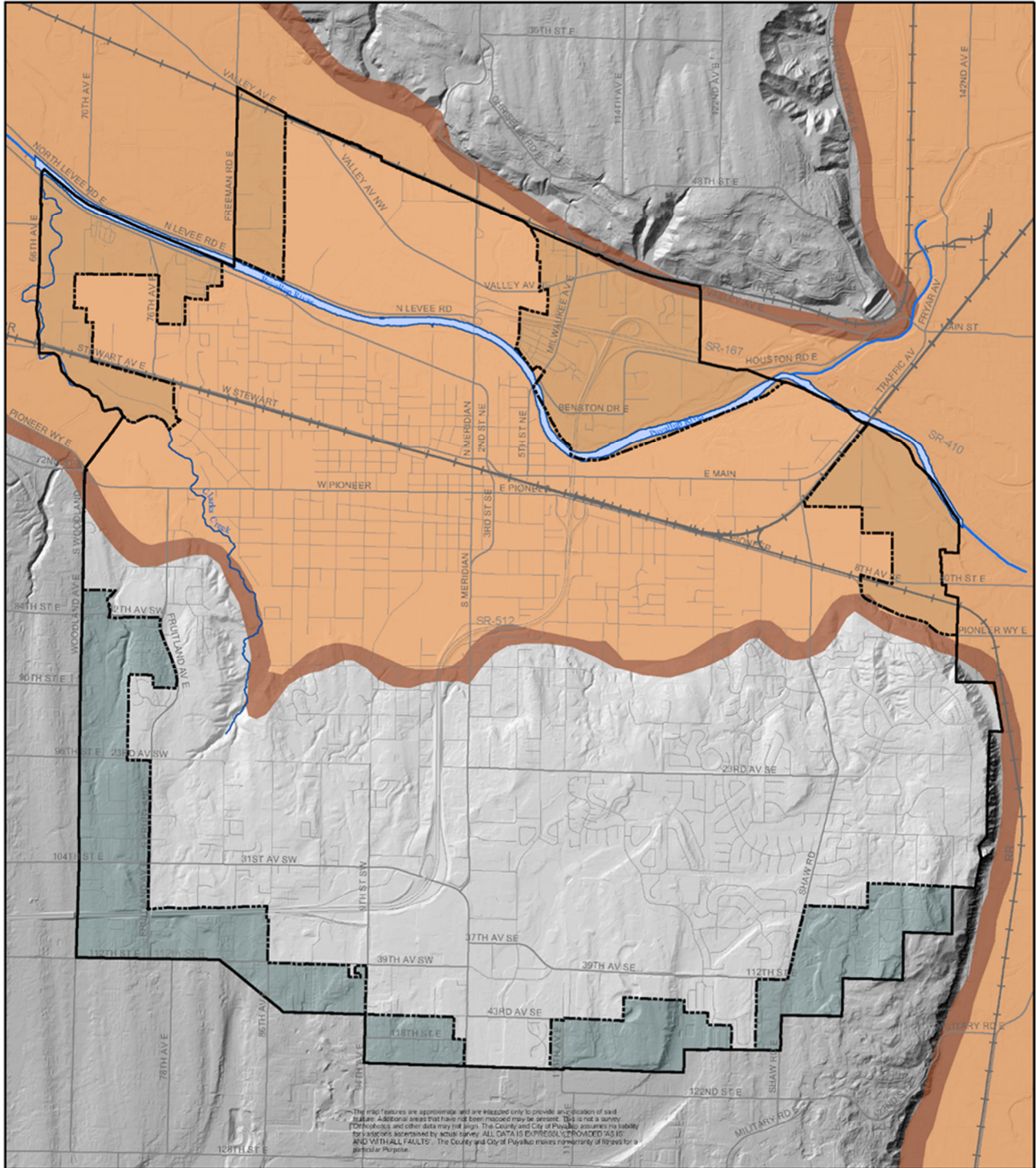
- City Limits
- Urban Growth Area
- Railroads
- > 40%
- 30% - 40%
- 15% - 30%

Landslide Hazard Areas

Data Source: Soil Conservation Study, Washington State Department of Natural Resources (30% - 40% and >40% data), Coastal Zone Atlas of Washington, Volume VII (15% - 30% data), and Pierce County GIS (all data).



Map 2-4: Volcanic Hazard Areas



File Name: jray\comp_plan\environmental\volcanic_hazard_areas.mxd; Updated September 2014

City Limits
 Urban Growth Area
 Railroads

Case 1 – 500-1000 yr frequency
 Case 2 – Average 100 yr frequency
 Volcanic Hazard Data Source: Pierce County GIS.

Volcanic Hazard Areas



II. Critical Aquifer Recharge Areas

~~Critical Aquifer Recharge Areas (CARAs) are areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water or is susceptible to reduced recharge (WAC 365-190-030(3)). These areas are regulated under the CAO as Critical Aquifer Recharge Areas (CARAs) (PMC 21.06). Portions of the city's water supply is obtained from wells. The city obtains its drinking water from two natural groundwater springs, five deep wells, and an intertie with the City of Tacoma. The springs include Maplewood Spring, located on the southwest side of Puyallup at the headwaters of Clarks Creek, and Salmon Springs, located in the City of Sumner. The springs produce 76 percent% of the city's total drinking water supply, while the wells account for the remaining 24 percent%. The Tacoma intertie accounts for less than 0.5% percent of annual domestic drinking water. Protecting groundwater is essential for maintaining a safe and sustainable water supply for the community. Preventing contamination is crucial because once groundwater becomes polluted, the cleanup process can be difficult, expensive, and sometimes impossible, leading to significant costs, hardships, and potential health risks. Once groundwater is contaminated, it is difficult, costly, and sometimes impossible to clean up. Preventing contamination is necessary to avoid exorbitant costs, hardships, and potential physical harm to people.~~

~~All portions of the eCity of Puyallup located south of the Puyallup River are in the Central Pierce County Sole Source Aquifer Area. An aquifer is a sizable and continuous body of porous material composed of sand, gravel, or silt saturated with water and capable of producing usable quantities of water to a well. As required by federal law, this water is monitored and tested to ensure that it meets the high standards required for drinking water. In addition, much of the city is located within moderately to highly susceptible wellhead protection areas. These areas are regulated under the CAO as Critical Aquifer Recharge Areas (CARAs) (PMC 21.06). CARAs have a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water or is susceptible to reduced recharge. Critical Aquifer Recharge Areas are areas where an aquifer used for drinking water is both highly susceptible and vulnerable to contamination from surface activities. An aquifer is a sizable and continuous body of porous material composed of sand, gravel or silt saturated with water and capable of producing usable quantities of water to a well. As required by federal law, this water is monitored and tested to ensure that it meets the high standards required for drinking water.~~

The risk of groundwater contamination depends on two main sets of conditions. One set of conditions relates to the ground itself and how easy it is for water to pass through to groundwater. This is what is meant by hydrologic susceptibility. The other set of conditions ~~relate~~ relates to how likely it is for potential contaminants to reach groundwater. This is known as contaminant loading potential or source loading. Vulnerability is the combined effect of these two conditions.

~~For groundwater to be pumped on a sustainable basis available for drinking water and for sustaining surface water flows, new water must enter the aquifer. The best available data indicates the aquifer Groundwater is recharged occurs by primarily from rainwater precipitation infiltrating into the ground through permeable soils into the ground and, to a lesser extent, by recharge from rivers, streams and lakes. Wetlands and rain gardens that allow water to infiltrate into the aquifer (as opposed to nearby surface water bodies) also may aid in groundwater recharge by slowing runoff and allowing it to seep into the ground when located in suitable areas. Development increases impervious surfaces and thus reduces can lessen the water entering the aquifer recharge by covering recharge areas with impervious surfaces or filling wetlands and natural depressions that contain standing water.~~

In urbanized areas, maintaining open space, areas of natural vegetation, and wetlands also ~~can~~ helps recharge aquifers. Many developments include some open spaces or recreation areas. By siting these areas on lands with the highest potential for groundwater recharge, they can ~~do double duty~~, providing both aesthetic and and recreational functions value and groundwater recharge. ~~These areas must be carefully located to minimize the potential for contaminated water to enter the aquifer.~~



~~Avoiding development with a higher risk of contamination in areas of groundwater recharge and conducting hazardous material cleanups also have the potential will to~~ protect and improve ground and surface water quality. State and federal programs require that certain properties contaminated with hazardous materials be cleaned up. In addition, many property owners voluntarily clean up contaminated land. ~~As a general matter, the Citycity should encourage cleanups.~~ Puyallup also should work with property owners, ~~and~~ state and federal agencies, ~~and~~ tribes to clean up contaminated sitesensure that sites that may affect groundwater supplies are cleaned up thoroughlythoroughly, so they do not present a future threat to groundwater quality.

III. Frequently Flooded Areas

~~Frequently Flooded Areas (Map 2-3) are lands in the flood-plain subject to at least a oneone 1-percent or greater chance of flooding in any given year, or within areas subject to flooding due to high groundwater. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and areas where high groundwater forms ponds on the ground surface (WAC 365-190-030(8)). open channel and overbank areas within the 100-year floodplain that are frequently inundated with floodwater. Floodplains are generally flat, low-lying areas adjacent to rivers or streams that periodically flood during storm events. These areas move and provide off-channel storage of large volumes of water and debris downstream during storms.~~

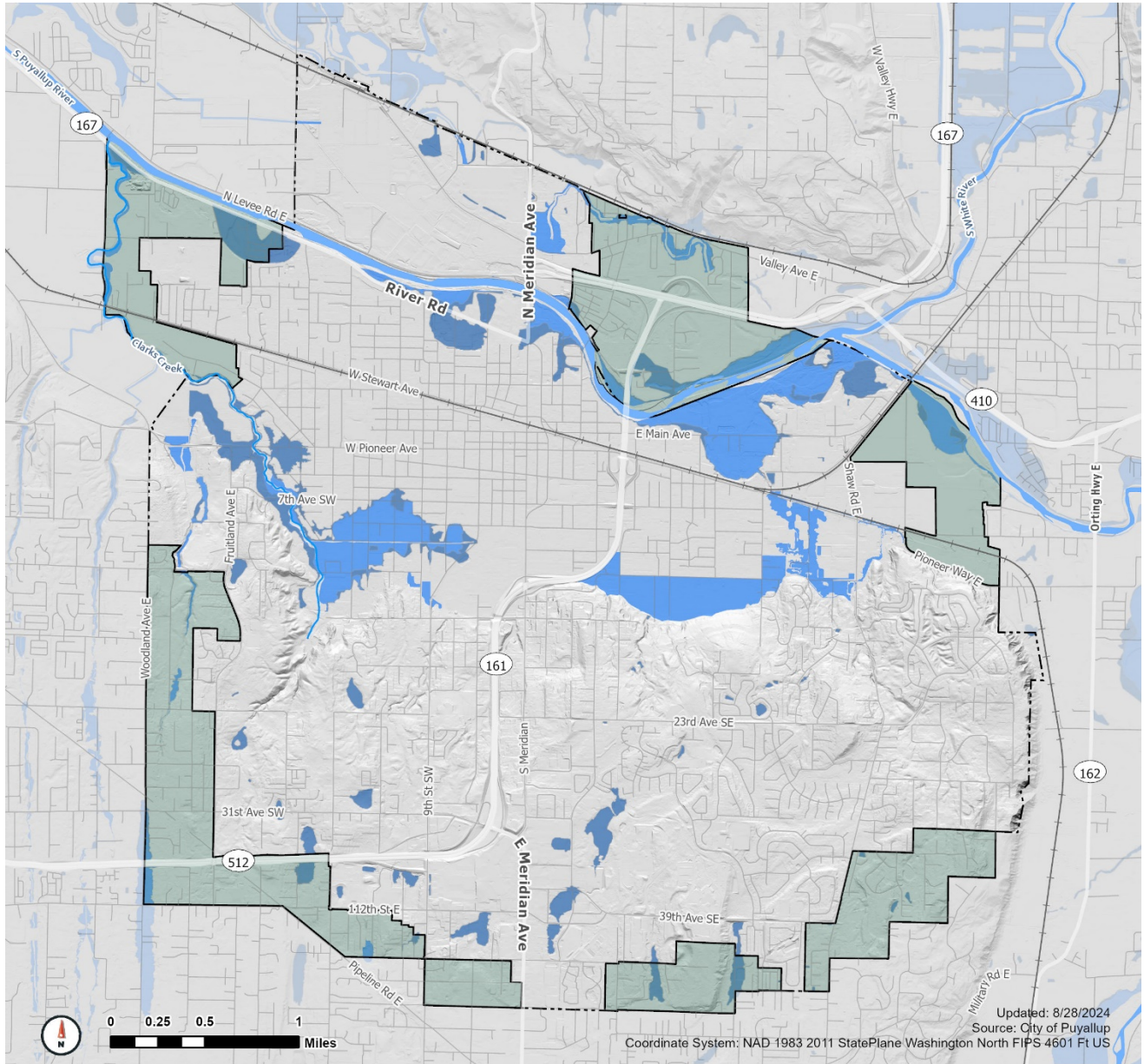
The Federal Emergency Management Agency (FEMA) delineates flood hazards along major river and stream corridors to identify areas at risk from floodwater. This information is used for both floodplain management and insurance rating.

Protection and management of frequently flooded areas (i.e., floodplains) is governed in accordance with PMC 21.07, Flood Damage Protection. Areas regulated under the City's Frequently Flooded Areas provisions include FEMA-designated 100-year floodplains and those lands that provide important flood storage, conveyance, and attenuation functions (PMC 21.07).

Natural floodplains provide benefits to a functioning natural system, including fish and wildlife habitat protection, enhanced biological productivity, natural flood storage and erosion control, surface water quality maintenance, and groundwater recharge. Most floodplain resources are concentrated along the Puyallup River, while some regulated floodplains are also found along Clarks Creek, in the central portions of Puyallup, and distributed in small areas in the southern part of the city.



Map 2-53: Flood Prone Areas **[to be updated]**



NATURAL ENVIRONMENT MAPS / 2-3

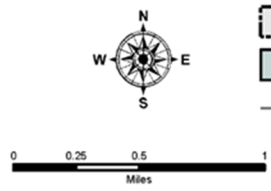
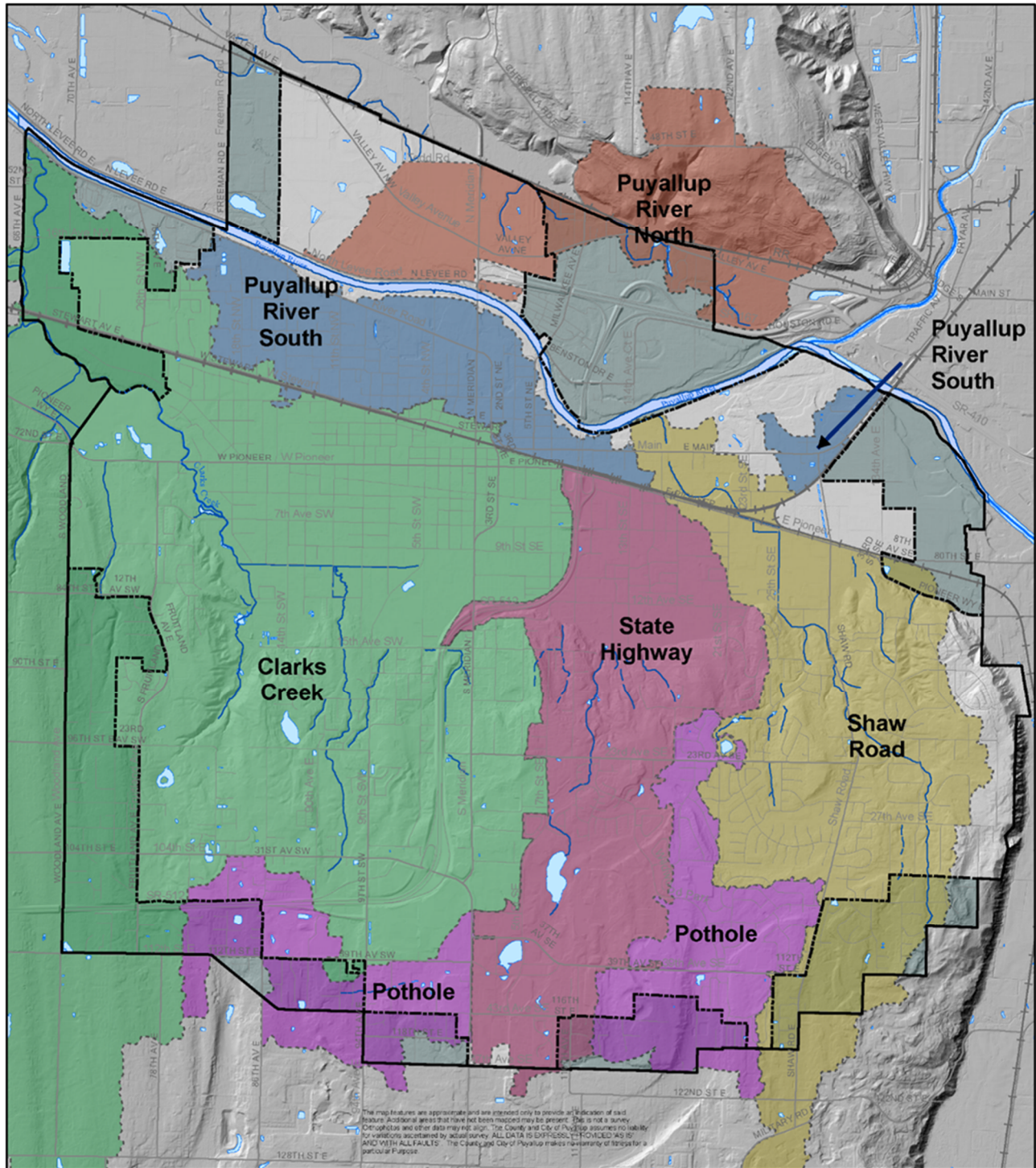
Frequently Flooded Areas

- City Limits
- Urban Growth Area
- Railroads
- 100 Year (A Zone)
- 500 Year (X Zone)
- Puyallup River

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Map 2-6: Stormwater Management Basins



- City Limits
- Urban Growth Area
- Railroads
- Clarks Creek
- Pothole
- Puyallup River North
- Puyallup River South
- Shaw Road
- State Highway
- Water Bodies
- Streams

Stormwater Management Basins

File Name: jray\comp_plan\environmental\storm management_basins.mxd; Updated September 2014

Data Source: Comprehensive Stormwater Plan, November 2011, Brown and Caldwell



~~Flooding can damage structures in the floodplain. Persons living or working within a floodplain are at risk of injury from floods and the disease that can spread from flood waters. Floodplains also provide critical functions for fish species. They provide important areas of riparian habitat, habitat formation, connectivity to wetlands, store and convey stormwater and floodwater, and recharge groundwater.~~

~~Most floodplain resources are concentrated along the Puyallup River, while some regulated floodplains are also located along Clarks Creek, in the central portions of Puyallup, and in small areas in the southern part of the city. Levees, dikes, and bank revetments have been constructed and maintained along the Puyallup River to limit the extent of flooding and increase the utility of floodplains for agricultural, industrial, and urban uses. This has reduced connectivity of the river to its floodplain and compromised many of the ecological benefits provided by a naturally functioning floodplain.~~

Properties outside the 100-year floodplain also can aggravate flooding and flood damages. Development in landslide or erosion-prone areas can lead to the clogging of streams and drainage systems, increasing flooding within and outside the 100-year floodplain. As areas outside the 100-year floodplain develop, increased impervious surfaces may increase runoff during storms and thus increase flood heights within the 100-year floodplain, resulting in flooding outside the existing 100-year floodplain. Increased stormwater runoff can also significantly impact salmon and steelhead habitat by literally washing it away. Reducing the amount of impervious surfaces and implementing stormwater detention can help reduce these impacts, though not eliminate them entirely.



11th NW & River Rd Flooding

Clearing and grading for developments also can increase stormwater runoff by removing vegetation and organic soils that absorb rain water precipitation. Excessive erosion can be very damaging to water quality on adjacent and downstream water bodies, including those that support salmonid fish and other fish species. To prevent these negative impacts, Puyallup should continue to adopt and enforce

clearing and grading requirements and promote adequate, compost-amended topsoil to minimize runoff and erosion as well as replicate previously undisturbed topsoil on development sites.

~~Protection and management of frequently flooded areas (i.e., floodplains) is governed in accordance with PMC 21.07, Flood Damage Protection. Areas regulated under the City's Frequently Flooded Areas provisions include FEMA designated 100-year floodplains and those lands that provide important flood storage, conveyance, and attenuation functions (PMC 21.07).~~

IV. Wetlands

Wetlands are areas that are inundated by ground or surface water frequently enough to support vegetation typically adapted to live in saturated soils. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate the conversion of wetlands (RCW -36.70A.030). WetlandsThey perform many ecological functions, including flood control, reductions of



erosion and siltation, shoreline protection, water storage, groundwater recharge, water quality maintenance, nutrient absorption, and fish and wildlife habitat. Additionally, wetlands provide opportunities for research and scientific study, outdoor recreation and education, and open space.

~~Clarks Creek and its tributary streams support a number of riparian wetlands. There are also mapped wetlands complexes in the floodplain of the Puyallup River and smaller patches of wetlands mapped throughout the city. (USFWS 2023; City of Puyallup 2023). Wet spots, bogs, peat, and muck deposits from 1 to 5 acres in size are scattered throughout Puyallup. There are large natural and mitigated wetlands in the river bottom lands and along the base of the South Hill slopes (Map 2-4) (City of Puyallup 2023).~~

~~Wetlands can be hazardous areas to develop. Their organic soils are generally poorly suited for development and may not support foundations, streets, or utilities.~~ It is the city's goal to achieve no net loss of wetlands through retention of function, value, and acreage of wetlands and to gain improvements in wetland functions over time through strategic restoration actions. Mitigation sequencing is used to ensure impacts to wetlands are avoided, where possible, and mitigated, when necessary. Wetlands can also be hazardous areas to develop. Their organic soils are generally poorly suited for development and may not support foundations, streets, or utilities.

~~All development and uses are generally prohibited from wetlands and wetland buffers, except as provided for by the Puyallup CAO. In general, the limitations on allowable impacts and the required widths of wetland buffers are directly related to the habitat quality and the integrity of ecological function provided by the wetland. If the potential exists for an action to affect a wetland critical area, all feasible and reasonable measures must be taken to avoid and minimize impacts.~~

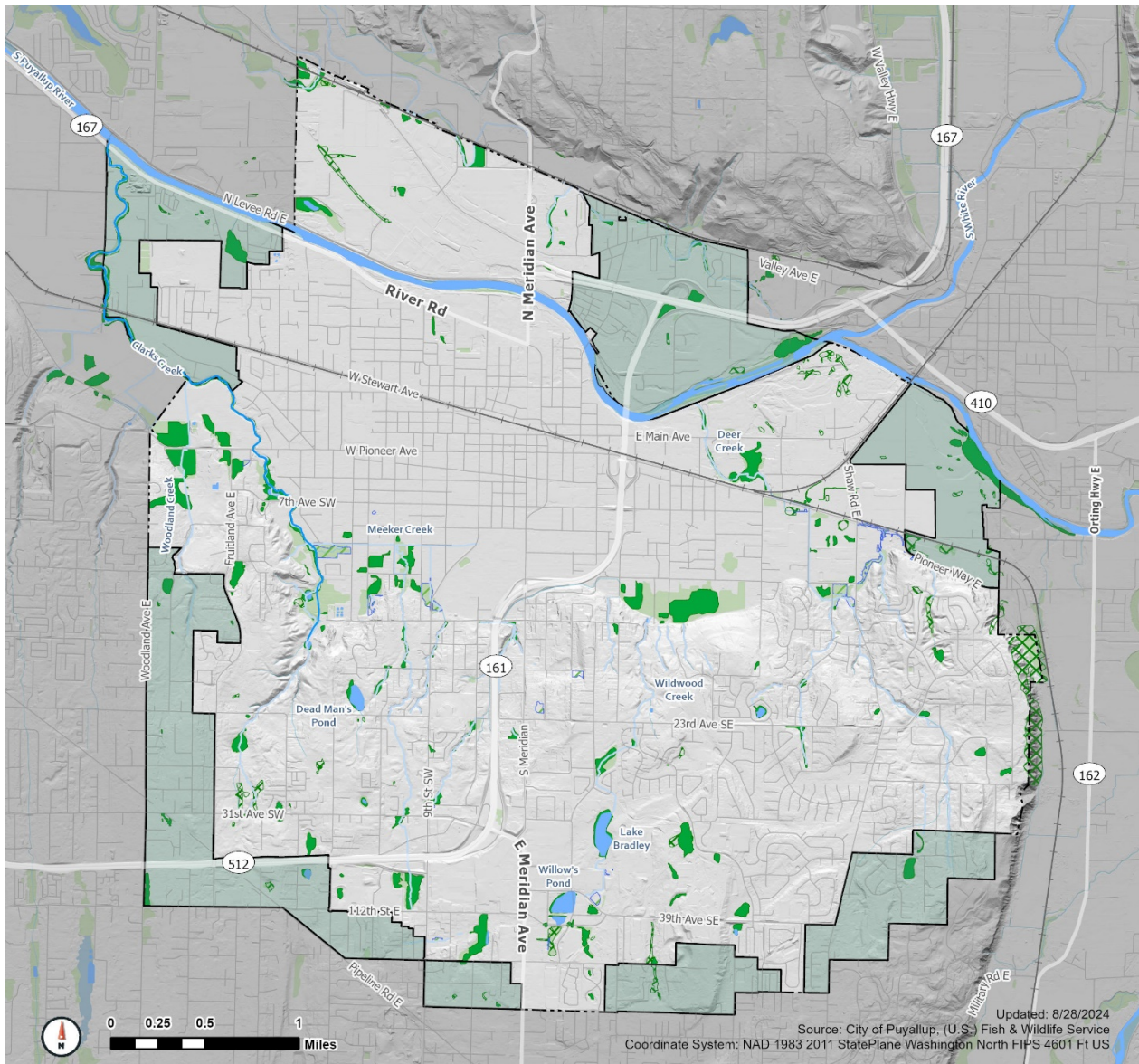
V. Water Quality

~~Surface water quality (i.e., the chemical, physical, and biological characteristics of water, usually with respect to its suitability for a particular purpose, such as drinking or swimming) is protected through the implementation of water quality standards pursuant to the Clean Water Act (CWA). The water quality standards established under the CWA are intended to sustain public health and public enjoyment of the waters and the propagation and protection of fish, shellfish, and wildlife.~~

Development in the watersheds of rivers, streams, and lakes must be carefully managed to retain water quality and prevent flooding. The habitat in Puyallup's rivers, streams and lakes is important to protecting the area's high quality of life and, valuable aquatic resources, and the area's natural beauty. The Puyallup River, with its adjacent Riverwalk trail and parks, is an important focal point for Puyallup and ties the city into a regional recreational network. All of these areas are important to salmon migration.



Map 2-74: Lakes, Streams and Wetlands [to be updated]



NATURAL ENVIRONMENT MAPS / 2-4

Lakes, Streams, and Wetlands

Streams	Wetlands Field-verified Delineated	National Wetland Inventory Emergent
Water body	Field-verified	Riverine
City Limits	Unverified	Pond, Lake, Reservoir
Urban Growth Area		
Railroads		

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Riparian corridors consist of vegetation along river and stream banks that are influenced by the surface waters. Ecological processes of riparian corridors include water flow, sediment routing, vegetation succession, woody debris recruitment, and plant and animal speciation.

The Puyallup River, Meeker Creek, and some area streams have been channelized and adversely impacted by urbanization of their watersheds. Channelization reduces the habitat values of rivers and streams and increases the speed at which water flows through, potentially increasing downstream flooding. While ~~it is not always possible to return these water bodies to their original condition~~ returning these water bodies to their original condition is not always possible, restoring rivers and streams can improve fish and wildlife habitat, environmental functions, recreational uses, flood protection, and aesthetics. ~~It also can reduce flood damage.~~

~~Inclusive Public community~~ education is an important component in efforts to protect surface and groundwater. Surface and groundwater quality can be adversely affected by individual choices that ~~people the community make makes~~ regularly. Education can help ~~residents the community~~ and businesses choose options that meet their needs and desires while protecting surface and groundwater quality.

Natural ~~drainage water~~ courses both within and outside the 100-year floodplain can function to lessen flood ~~damages damage~~. Properly functioning natural streams ~~and drainage ways~~ include pools, riffles, and overflow areas that slow stormwater runoff and provide fish habitat. Retaining natural ~~streams drainage courses~~ also helps to accommodate stormwater flows from upstream properties. ~~Placing streams in culverts may not accommodate flood flows, reduces their value to fish and wildlife habitat, and may create barriers to fish passage.~~

~~To protect water quality and mitigate the impacts of drainage, flooding, and stormwater runoff, the City will implement regulations that prevent the pollution of state waters, including Puget Sound and its tributaries. These policies will ensure that development activities do not compromise water quality and contribute to the health of Puget Sound and its surrounding waters.~~

VI. Fish and Wildlife Habitat Conservation Areas

Fish and wildlife enhance the quality of life of a community. The salmon and steelhead are enduring symbols of the Northwest. Birds are valued for their songs and appearance. Other wildlife is attractive and helps maintain the valued character of the area. Wildlife diversity is often an indicator of environmental health. There is growing evidence that people living in metropolitan areas are interested in wildlife. Wildlife provides for human recreation and relaxation, and wildlife has aesthetic and ~~education educational~~ values. ~~Research has shown that observing wildlife can significantly aid in the recovery process, particularly by enhancing mental well-being and promoting faster healing~~ ~~Studies have shown that viewing wildlife has facilitated the recovery of sick people as it aids in the recovery of one's mental health.~~

~~A fish and wildlife habitat conservation areas “does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company” (RCW 36.70A.030).~~ Under the ~~Growth Management Act~~ GMA, Fish and Wildlife Habitat Conservation Areas include:

- Areas with which endangered, threatened, sensitive, and candidate species have a primary association;
- State Priority Habitats and areas associated with State Priority Species;
- Habitats and Species of Local Importance, when designated by the City Council;
- Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat;
- Waters of the state;
- Areas critical for habitat connectivity; and
- Aquatic areas, such as rivers, streams, lakes, ponds, and wetlands.

Wildlife habitats are characterized by a variety of internal (site-specific) and external (contextual) habitat conditions. Internal conditions ~~include include~~ structural diversity (horizontally and vertically) of habitat, thermal



cover; cover from predation; edge/buffer conditions; presence of snags or large trees; presence of food source for the subject species; presence of downed logs; and presence or nearness of water and its safe accessibility. External conditions include: the size of the habitat patch; the ability of the habitat to serve as a corridor or link to otherwise isolated natural areas, parks, preserves, or open spaces; ~~the area is being~~ surrounded by a buffer or servings as a buffer; and the surrounding habitat types or intensity of land uses.

The central planning concept for wildlife habitat in urban environments is to create an integration of habitat reserves and interconnecting corridors. Habitat reserves are generally considered to be areas of differing sizes that meet the basic needs of wildlife. Corridors are regarded as narrow, linear strips of habitat that have wildlife value. The corridors serve as interconnecting links between or along the habitat reserves.

Many of the critical lands conserved offer wildlife habitat as well, but riparian systems and streams are especially important. Natural riparian corridors are essential for wild fish populations. Reduced large woody debris is deemed a major reason for salmonid decline in Pacific Northwest streams. Healthy riparian zones are dynamic ecosystems that perform various functions that form salmonid habitat. Some of the major functions include:

- Producing and delivering large and small woody debris to shorelines and stream channels;
- Shoreline stream bank protection and habitat formation;
- Trapping and removing sediments and dissolved chemicals from water;
- Moderating water temperature;
- Providing favorable microclimate (humidity, temperature, and wind speed);
- Providing habitat for terrestrial animals;
- Providing proper nutrient sources for aquatic life;
- Allowing exchange of water between the ground and the water body;
- Providing flux of gravel between streambeds and banks; and
- Providing light patterning which that salmonids use for concealment.

“Native Growth Protection Areas”, as defined in the city’s critical areas ordinance (PMC 21.06), form the backbone of the habitat areas within the city. These areas are already protected through other regulatory mechanisms. They include Native Growth Protection Easements and Tracts, as well as fish bearing and non-fish bearing streams and their buffers ~~Type I streams and their buffers, and Type II through IV streams and other areas similarly protected~~. The Native Growth Protection Areas includes wetlands and streams and their associated buffers as they become identified at a site-specific level.

Priority Habitats

A number of priority habitats can be found in Puyallup. Priority habitats are habitat types or elements with unique or significant value to one or more species. In general, priority habitats with greater importance to fish or wildlife have one or more of these characteristics:

- Habitat areas that are larger are generally better than areas that are smaller;
- Habitat areas with more structural complexity (e.g., multiple canopy layers, snags, geologically diverse) are generally better than areas with less;
- Areas that contain native habitat types contiguous with one another are better than isolated habitats (especially aquatic habitats associated with terrestrial habitats);
- Habitat areas that are connected are generally better than areas that are isolated; and-
- Habitat areas that have maintained continuity in historical ecosystem processes (e.g., disturbance regimes, successional patterns) are generally better than areas lacking such processes (WDFW 2023).

The city has three relatively large patches of priority habitat. These patches are located near the city’s western boundary, in the center of the city north of 23rd Avenue SE, and near the city’s southern boundary. Portions of each of these habitat patches are located within city parks, including Clarks Creek Park South, Bradley Lake Park,



and Wildwood Park. Priority habitats occurring within the City of Puyallup predominantly consist of freshwater forested/shrub wetland, freshwater emergent wetland, riverine, and pond habitats. The Carbon River Open Space area on the city's eastern edge is identified as a Biodiversity Areas and Corridors area. These consist of relatively undisturbed and unbroken tracts of vegetation connecting fish and wildlife habitat conservation areas, priority habitats, or other biologically diverse areas. Quality Habitat Areas provide significant wildlife value by virtue of their characteristics. These characteristics include several parameters indicative of habitat quality, including size, community diversity, interspersion (spatial patterns), continuity, forest vegetation layers, forest age, and invasive plants.

Development

Species protection is identified and accomplished during a site-specific study. Development is regulated through a series of management recommendations. Species protection applies to Species of Concern, Priority Species, and Species of Local Importance. Species of Concern ~~includes~~include those federally and state-listed endangered, threatened, sensitive, or candidate, species as well as those ~~species~~listed or proposed for listing by the federal government.

As a community develops, habitat fragmentation — the separation of the available wildlife habitats — occurs become separated from each other. In part, this is a natural consequence of the development of urban areas. This is called habitat fragmentation. Where sections of critical habitat are linked, populations can move more easily between the habitat areas. ~~This lessens the dangers of interbreeding and allows plants and animals to recolonize the underused habitats.~~

Many species of fish and wildlife ~~are quite mobile and move from jurisdiction to jurisdiction~~migrate long distances during their life or with the seasons. This mobility requires a regional approach to their management. It is important to monitor and manage urban wildlife habitats to maintain their integrity to numerous outside influences and managed landscapes surrounding them. ~~A management strategy is needed for the maintenance of wildlife habitat.~~

Pesticides can kill birds, cause cancer, and decimate prey populations of several city Priority Species. Usage of these substances to maintain city-owned rights-of-way, parklands, and public spaces should be reduced to the maximum extent practical. Alternatives to using pesticides and fertilizers, such as employing compost-amended soils or compost tea during development and redevelopment, could minimize use of these synthetic and harmful products.

Invasive Plants

Invasive plant species are a problem because they are detrimental to wildlife by suppressing and displacing native plant species and providing little to no value in terms of forage, cover, or nest sites for the wildlife community. These invasive plants spread quickly from one area to another. Noxious weeds already adversely affect most habitat areas in Puyallup. Common invasive plant species include reed canary grass (*Phalaris arundinacea*), found in wetlands, and Himalayan blackberry (*Rubus armeniacus*), which grows in a wide range of habitats. The city should work with the Pierce County Noxious Weed Control Board to manage invasive plants. Both species are designated as Class C noxious weeds, which are species either already widespread in Washington or of special interest to the agricultural industry. Other Class C noxious weed species that have been reported in Puyallup include common cat's ear (*Hypochaeris radicata*), bull thistle (*Cirsium vulgare*), Canada thistle (*Cirsium arvense*), tree-of-heaven (*Ailanthus altissima*), and yellow toadflax (*Linaria vulgaris*). Class B noxious weeds reported in Puyallup include Bohemian knotweed (*Polygonum x bohemicum*) and diffuse knapweed (*Centaurea diffusa*)Currently, the most prevalent problem weeds for wildlife in the city include blackberry species, Scotch broom, reed canarygrass, English ivy, morning glory, Japanese knotweed and holly. No Class A noxious weeds have been reported in Puyallup since 2017. Class A noxious weeds are the highest priority for eliminating existing infestations and preventing new ones.



Aquatic Habitats

Aquatic habitats in Puyallup are primarily associated with the Puyallup River, its wetlands, and tributary streams, with Clarks Creek being the largest tributary in the city. Bradley Lake, once a peat bog, is a secondary aquatic habitat created after years of peat farming.

The Puyallup River and its tributaries provide critical migration and rearing habitat for several fish species, including threatened Chinook salmon, steelhead, and bull trout, which have designated critical habitats in the river. Other native salmonids like coho, chum, pink, and sockeye salmon, as well as coastal cutthroat trout, also inhabit these waters.

To preserve and enhance anadromous fisheries, the city will strive to implement conservation and protection measures that safeguard critical habitats essential for all life stages of anadromous fish. These measures should encompass habitats necessary for spawning, incubation, juvenile rearing, adult residence, juvenile migration to the sea, and adult migration upstream to spawning areas. Priority will be given to habitat protection strategies grounded in the best available science, particularly concerning stream flows, water quality, temperature, spawning substrates, in-stream structural diversity, migratory access, and the quality of estuarine and nearshore marine habitats.



D. COMMUNITY FORESTRY

Trees play a crucial role in maintaining ecological balance by purifying the air, sequestering carbon, generating oxygen, and managing stormwater runoff. They help stabilize slopes, reduce erosion, and conserve energy while also enhancing the community's aesthetic appeal and economic vitality. Additionally, trees provide essential habitat for birds and other wildlife.



Clarks Creek

Trees aid in stabilizing the environment's ecological balance by helping to purify the air, sequester carbon while generating oxygen, slowing and absorbing stormwater runoff, stabilizing slopes, reducing erosion, masking noise, containing glare, and conserving energy. They enhance the community's appearance, identity, and natural beauty, while also enhancing its economic viability. Trees also provide habitat for birds and animals.

The removal of trees and the reduction of tree canopy cover can lead to the loss of these critical benefits, including wildlife habitats, soil and slope stability, and the ability to maintain cooler ground and stream temperatures.

Puyallup, particularly in areas like the wooded hillsides and ravines along the Puyallup River valley and South Hill, features diverse forest cover types, including second-growth lowland coniferous, deciduous, and mixed forests.

To protect and enhance the urban forest, the city should maintain and enhance stronger tree preservation policies, expand tree canopy coverage, and ensure adequate resources for tree maintenance, health, and public safety. Promoting active tree stewardship through educational materials, volunteer events, and inclusive community programs can help strengthen the connection between the community and the urban forest.
~~The City should establish policies and programs to protect and enhance the urban forest, including establishing improved policies for protecting trees, increasing tree canopy, and ensuring sufficient resources to properly maintain trees, improve tree health, and reduce potential hazards to the public.~~



Monitoring Air Quality

The Puget Sound Clean Air Agency measures for the most serious health-related air pollutants listed by the EPA, including:

- Particulate pollution
- Ozone (O₃)
- Carbon Monoxide (CO)
- Lead (Pb)
- Nitrogen Dioxide (NO₂)
- Sulfur Dioxide (SO₂)

The agency also measures and stores atmospheric data pertaining to local wind speed and direction, temperature, humidity and air pressure.

http://www.ecy.wa.gov/programs/air/air_monitoring_data/air_monitoring.htm

E. AIR QUALITY AND CLIMATE IMPACT

Clean outdoor air quality is essential for both public health and the natural environment, contributing significantly to the quality of life in Puyallup. It ensures the visibility of the mountains and scenic areas that are highly valued by the community. In the Puget Sound region, vehicle emissions remain the primary source of air pollution, making compliance with federal air quality standards critical for continued federal funding for transportation improvements. Clean outdoor air quality is healthy for all segments of the human population and for the natural environment. It contributes to the quality of life. Clean air is healthful and helps to keep the mountains and other natural, scenic areas visible from many areas in Puyallup. These are views that the community values. In the Puget Sound region, vehicle emissions are the primary source of air pollution. Continued federal funding for transportation improvements is dependent on complying with federal air quality standards.

The Puget Sound Clean Air Agency (PSCAA) oversees air quality regulation in the region, but cities like Puyallup play a key role in maintaining air quality through thoughtful transportation and land use planning to reduce emissions. While the Puget Sound Clean Air Agency (PSCAA) regulates air quality in the Puget Sound region, Puyallup and other cities have an important role to play in maintaining high air quality. This includes transportation planning to reduce emissions and land use planning to internalize trips and reduce emissions.

In addition to air quality, cities in the Puget Sound region are required to specifically must now address climate change in order to be consistent with adopted Mmulti-county and Ccountywide Pplanning Ppolicies. These policies require that the City establish goals, policies, and performance measures related to the reduction of greenhouse gas emissions and to address the effects of climate change. GMA (Chapter 36.70A RCW) mandates that counties or cities include in their comprehensive plans "efforts to reduce localized greenhouse gas emissions and avoid creating or worsening localized climate impacts to vulnerable populations and overburdened communities." As part of this, jurisdictions are directed to prioritize emissions reductions that maximize the co-benefits of reduced air pollution and environmental justice in order to benefit overburdened communities. Additionally, the Healthy Environment for All (HEAL) Act ensures that climate actions prioritize communities most affected by environmental harm, fostering greater coordination across agencies to benefit overburdened populations. Cities must also ensure that their plans and regulations address the impacts of climate change on air quality, aligning with state and federal air quality standards to maintain and improve public health and environmental quality.

In 2008 addition, in order to ,reduce emissions 25 percent below 1990 levels by 2035 and reduce emissions 50 percent below 1990 levels by 2050, the Washington State legislature passed into state law specific greenhouse gas emission reduction targets. The legislature recognized the Intergovernmental Panel on Climate Change's recommendations that carbon emission stabilization will not solve the issue and that swift action must be taken to reduce and mitigate the harmful effects of carbon emissions. The following targets were identified and passed into law:

- The Climate Commitment Act (CCA) introduces a cap-and-invest program that sets a decreasing limit on emissions from major sources, incentivizing businesses to reduce their GHG greenhouse gas output, with a goal of reaching net-zero emissions by 2050.
- The Zero Emission Vehicle (ZEV) Mandate targets a transition to all new passenger vehicles being electric or zero-emission by 2035, aligning with similar goals in other states.



~~—The Healthy Environment for All (HEAL) Act ensures that climate policies prioritize overburdened and vulnerable communities, ensuring that the benefits of emissions reductions are distributed equitably. Return to 1990 GHG emissions levels by 2020.~~

~~•~~

~~• Reduce emissions 25 percent below 1990 levels by 2035.~~

~~Reduce emissions 50 percent below 1990 levels by 2050. The Puyallup Environment and Sustainability Action Plan includes a number of strategies and proposed actions for reducing GHG greenhouse emissions from primary contributing sources, such as transportation, to help achieve the City's GHG greenhouse-gas emission -reduction goal of 95 percent% below 1990 levels by 2050. These include developing internal city policies aimed at municipal operations that include creating a Puyallup-wide GHG greenhouse gas inventory, evaluating and implementing decarbonization strategies for city buildings and facilities, and establishing a purchasing policy that requires prioritizing electric vehicles and hybrid options for City vehicles. The plan also includes strategies aimed at reducing GHG greenhouse gas emissions from buildings and energy. The strategies include promoting renewable energy upgrades for residential buildings, as well as working with regional utilities to promote electric heat pumps to replace natural-gas -powered furnaces and increase energy efficiency in existing commercial and residential buildings. Finally, the plan's transportation strategies focus on improving and expanding biking infrastructure; funding, developing, and expanding electric vehicle infrastructure throughout the city; and adopting and maintaining Comprehensive Plan policies and zoning that support transit access and transit-oriented development.~~

~~• Local governments play a key and vital role in implementing those targeted reductions. As the GMA dictates, cities are to be the centers of growth in the state and should be the catalysts in the effort to reduce sprawling, low-density, auto-dependent development patterns.~~



The traditional definition of noise pollution is “unwanted or disturbing sound.” Sound becomes unwanted when it either interferes with normal activities, such as sleeping, conversation, or disrupts or diminishes one’s quality of life. The air around us is constantly filled with sounds, yet most of us would probably not say we are surrounded by noise.

Though for some, the persistent and escalating sources of sound can often be considered an annoyance. This “annoyance” can have major consequences, primarily to one’s overall health.

“Noise Pollution” as defined by the U.S. Environmental Protection Agency

<http://www.epa.gov/htmlhttp://w>

The campaign “dark skies” was launched by the International Dark-Skies Association in an effort to call attention to the adverse effect of light pollution.



© Jim Richardson

Since its inauguration in 1988, “dark-skies” has worked towards protecting natural nights, in addition to improving energy efficiency and the quality of outdoor lighting.

<http://www.darksky.org/about-us>

~~Local governments play a key and vital role in implementing these targeted reductions. As the Growth Management Act (GMA) dictates, cities are to be the centers of growth in the state and should be the catalysts in the effort to reduce sprawling, low-density, auto-dependent development patterns.~~

F. NOISE POLLUTION

Noise is a pollutant that can have significant negative impacts on human health. Excessive noise also makes neighborhoods less-desirable places to live and can contribute to deterioration of those areas. The Washington State Department of Ecology has adopted noise standards, but does not enforce them; therefore, the city should continue to address noise pollution and enforce noise regulations.

G. LIGHT POLLUTION

Light pollution policies address the protection of the community from excessive glare and promote the concept of “dark skies.” Glare is strong, steady light that shines away from the area that is meant to be illuminated. Glare interferes with views and, in extreme cases, may interfere with the normal use of nearby properties. Inappropriate overhead lighting along the city’s river and streams can interfere with the feeding and spawning activities of salmon and trout. Night lighting is an important safety feature and should be allowed, but lighting should be designed and directed to minimize glare. Puyallup recognizes that night lighting is needed, but seeks to maintain dark skies in the residential areas of the community through policies ~~which that~~ reduce glare and maintain views of stars and planets.

I. GOALS AND POLICIES

[see separate Draft Policy Updates document]



Planning Commission Agenda Item Report

Submitted by: Kendall Wals

Submitting Department: Development & Permitting Services

Meeting Date: October 9, 2024

Subject:

Puyallup 2044 - Parks, Recreation, & Open Space Element

Presenter:

Kendall Wals, Senior Planner | 253-841-5462 | kwals@puyallupwa.gov

Recommendation:

Informational

Background:

The City maintains a Parks, Recreation, and Open Space (PROS) Plan, which outlines the current park and recreation facilities in Puyallup, the policies and regulations that guide park development and operations, and service goals to ensure the city continues to meet the recreational needs of its residents.

The city's Parks & Recreation Board reviews the PROS plan and provides a formal recommendation to City Council. As a result, the PROS plan is not under the purview of the Planning Commission and staff is not requesting a formal review or recommendation from the Commission.

Since the PROS *Element* will be included in the Comp Plan Update package, city staff wanted to inform the Commission of the proposed updates because the draft element will be included in the upcoming public hearing. The Parks and Recreation Board received an overview of the proposed updates to the PROS Element at their September 9, 2024 meeting. The Board is expected to hold a public hearing on the proposed updates at their November 4, 2024 meeting. Background on the recent history of the PROS *Plan* and the proposed updates to the *Element* are provided below.

Background

The PROS plan is updated on a six-year cycle, which is reviewed and certified by the State Recreation and Conservation Office (RCO). In the past, the PROS Plan was an element of the City's overall Comprehensive Plan. However, in the last update cycle (adopted in 2020) the document was updated and adopted as a "functional plan" outside of the city's Comprehensive Plan, which left the 2015 PROS *Element* in the Comp Plan out-of-date and inconsistent with the 2020 PROS *Plan*.

As part of the Puyallup 2044 Comp Plan Update, City Staff are proposing an update to the Element in the Comp Plan to reference the adopted 2020 PROS Plan and eliminate outdated, inconsistent, or duplicate information with the adopted PROS Plan. The proposed draft Element is provided as an attachment to the agenda item for reference. The Element itself is largely different from the existing element of the comprehensive plan. As a result, the major changes to the narrative of the element are being shown as a clean document (i.e. track changes are not shown). However, minor edits to the Goals and Policies section are shown in track changes. The proposed amendments to the policies are minor updates to terms (i.e. "citizen" and "character") to be consistent with the rest of the Draft 2044 Comp Plan. The PROS Plan will receive a full update in 2026 on its regular update cycle.

ATTACHMENT(S)
Draft PROS Element



A. INTRODUCTION

I. Plan Overview

The Parks, Recreation and Open Space Plan (“PROS Plan”) identifies the community’s park, facility, and programming needs for the coming years, and prepares a six-year plan in accordance with state Recreation Conservation Office (RCO) requirements. The PROS Plan evaluates existing park and recreation areas; assesses the need for additional park land, open space, and recreation facilities; establishes goals and objectives for the city’s recreation services; and offers specific policies and recommendations to achieve the goals and objectives. The intent of the PROS Plan is to provide a logical, comprehensive blueprint for further development of the city’s park system and services.

The PROS Plan was updated and adopted as a separate document in 2020, outside the annual Comprehensive Plan update cycle. Due to the six-year update cycle for the PROS Plan and the 10-year update cycle for the Comprehensive Plan, the two plans are out of sync. Additionally, there have been changes to public needs, interests, priorities, and funding resulting from the COVID-19 pandemic. To align documents and update the full Comprehensive Plan, this Parks, Recreation, and Open Space Element has been updated to reference the adopted 2020 Plan.

II. Public Involvement

The Parks & Recreation Department, Parks & Recreation Board, and Senior Board oversaw this planning process. Throughout the planning program, the Department conducted the following opportunities:

- **Web-based surveys of adult and youth residents** conducted at the beginning of the process to determine their current park utilization practices, condition assessments, and recommendations.
- **Public workshops and forums** conducted with residents to determine their assessments, plan, and project proposals prior to the development of final alternative proposals.
- **Web-based survey of voters** conducted near the end of the process to determine final project and program priorities from among the alternative proposals and resolve financing preferences with which to implement this plan.

B. EXISTING CONDITIONS

I. Planning Context

Planning Area

Puyallup is Pierce County’s third most populous city, with a population of 42,973 (2020 Census). It’s anticipated that the City of Puyallup will grow by 18,495 over the next 20 years, with a projected population of approximately 61,468 by 2044. The planning area for the Parks, Recreation and Open Space Plan update extends beyond the current city limits and includes Puyallup’s Urban Growth Area (UGA). In recent years, development has continued to occur in Puyallup and its UGA, as well as within unincorporated Pierce County. The city has continued to expand in area and population through annexation of areas within its UGA.

Planning efforts will continue to consider the park and recreation needs of City residents, as well as the population in the UGA. Currently, there are no parks in the areas intended for future annexation. Residents in both the city and surrounding communities rely on city parks, recreation facilities, programs, and other services.



Land Use and Development

Land use plays an important role in the location, distribution, and availability of park and recreational facilities. In terms of recreation planning, residential areas need parks to fulfill the day-to-day recreation needs of community residents. Higher density residential areas may have different recreation needs than lower density areas. Commercial and industrial areas typically do not generate as much need for parks and recreation facilities. However, urban and retail areas are seeing an increased focus with the development of social gathering spaces, open space, and pedestrian and bicycle access.

The predominant urban land use in and around Puyallup is residential. Residential uses constitute 51% of the City's urbanized area and 66% of the unincorporated area, as illustrated by data in the Section III of the Land Use Element of the City's Comprehensive Plan. Most of the residential areas are dedicated to lower density single family uses. Less than 1% of land within the UGA is industrial. As the City has been transformed from an independent community based on agricultural production to a "bedroom community" integrated within the Puget Sound metropolitan area, there are still remnants of non-urban land uses both within the City and the UGA. Productive farmlands, meadows, and forested hillsides contribute to the open space and semi-rural character of the greater community.

In 2008, the City received Local Infrastructure Financing Tool (LIFT) funding. This award, and other similar tax increment financing tools, gives the city greater capacity to provide the infrastructure to attract and maintain new population and jobs. LIFT funding provides up to \$1 million per year until 2039 for capital improvements within the LIFT revenue development area (RDA) (see Figure III-3 in the Land Use Element for RDA map). The infrastructure provided in part through LIFT funding helps to focus employment and population growth in appropriate areas, preserves lower-density areas, and generally supports the goals of the overall Comprehensive Plan. Downtown Puyallup and South Hill, as well as an area along South Meridian, are all in the RDA.

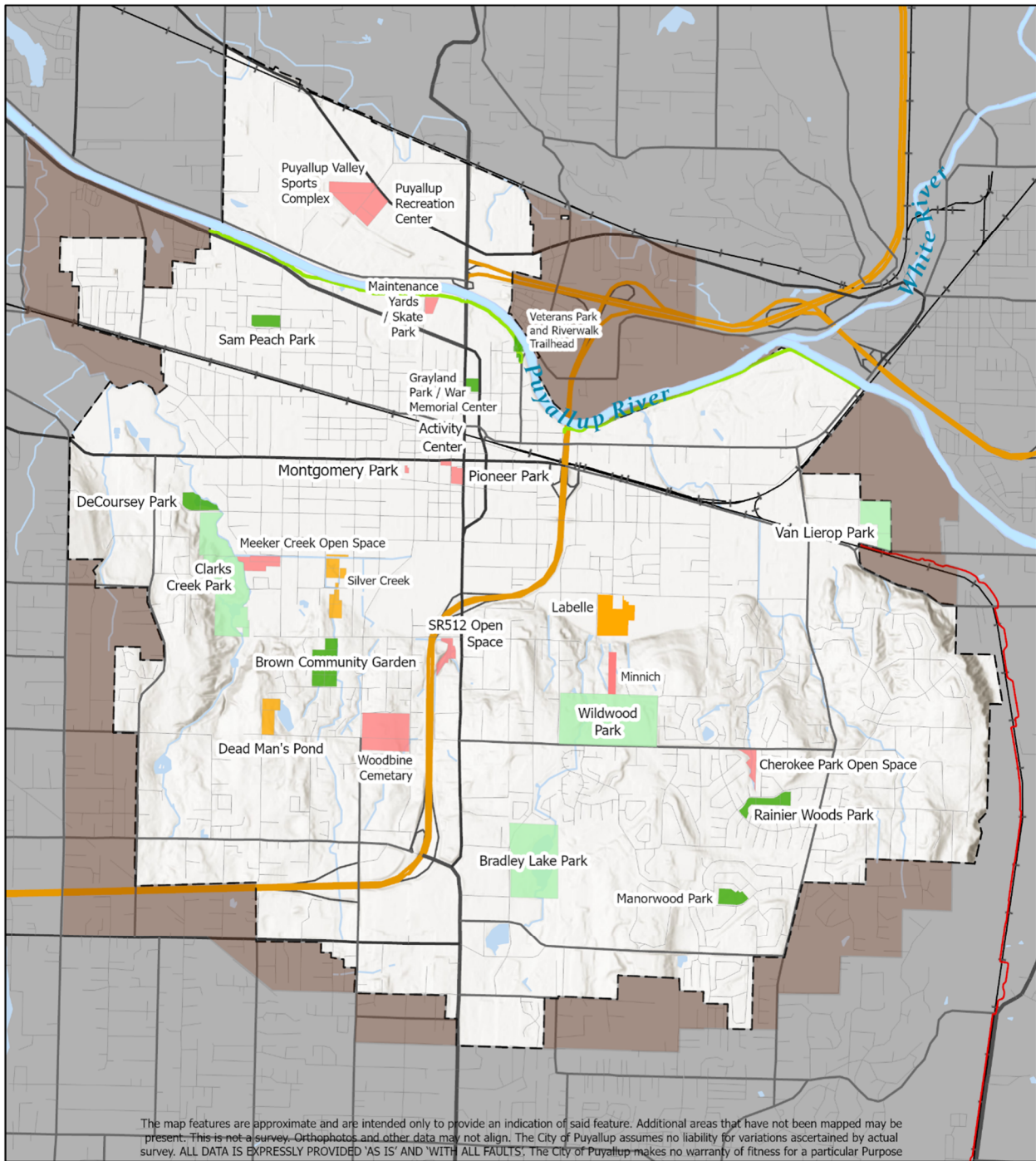
II. City Parks

The City's Parks and Recreation Department provides over 400 acres of parks, trail corridors, open space and special use areas that provide opportunities to play, exercise, socialize, and recreate outdoors, as well as participate in sports and appreciate nature. Puyallup's parks range from neighborhood parks that provide close-to-home recreation opportunities to community parks and special use areas that provide opportunities for large group gatherings, drawing families, neighbors, and residents together. These parks and recreation facilities provide many personal, social, environmental, and economic benefits to Puyallup residents. *Map 10-1* on the following page depicts Puyallup's existing parks system by park land classification.

The ideal park system is composed of different types of parks, each offering unique recreation opportunities. Separately, each type of park may serve only one function, but collectively the park system will serve the entire range of community needs and offer a variety of benefits. By classifying parks by their function, the City of Puyallup can provide a more efficient, cost-effective, and usable park system that minimizes conflicts between park users.



Map 10-1: Existing Park Facilities

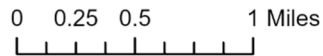
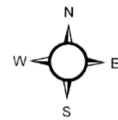


The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The City of Puyallup assumes no liability for variations ascertained by actual survey.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

Existing Parks and Open Spaces

- Neighborhood Park
- Special Use Facilities
- Undeveloped
- Community Park
- Urban Growth Area
- Waterbodies
- Foothills Trail
- Riverwalk Trail

*Van Lierop and Labelle under development



Folder: C:\Users\mchamplin\Desktop\PROS Maps\10-1\PROS10-1\



III. City Facilities

Overview

The City of Puyallup provides approximately 400 acres of park land at 24 locations. These parks include a variety of amenities to encourage residents to enjoy the benefits of parks and to actively participate in recreation activities. Table 10-1 summarizes Puyallup’s park land by park classification.

Park Amenities

A variety of facilities support many different recreation opportunities and experiences in the city. These include 37 baseball/softball/youth ballfields, 24 basketball courts, 32 youth/regulation soccer fields, 18 tennis courts, 24 playgrounds, 16 covered shelters, 4 recreation buildings, a skate park, over 30 miles of multiuse trails, and two off-leash dog parks. There are a number of informal trail systems in city parks that have not been mapped or measured.

Park Facilities

- Riverwalk Trail.** The Riverwalk Trail is a 4.3-mile stretch of 10’ wide paved and off-street multiuse trail (4.7 acres) located along the southern banks of the Puyallup River. The trail connects Puyallup to the regional trail system, the Foothills and Sumner Link Trails, while providing connections to residential and retail destinations. Currently, trail users must use city streets and sidewalks to reach the Foothills Trail, but future connections are planned.
- Pioneer Park Pavilion.** The Pioneer Park Pavilion is a large rental facility located at Pioneer Park. The pavilion consists of a large, 8600 square foot multi-purpose room available for rent for various events. The facility provides a kitchen and can accommodate up to 400 guests in banquet style seating with a maximum occupancy for assembly at 558.
- Puyallup Recreation Center (PRC).** The Puyallup Recreation Center is located adjacent to the Puyallup Valley Sports special use area. The 23,000 square foot indoor facility features a gymnasium, weight room, exercise machines, racquetball courts, classrooms, multipurpose rooms and parks and recreation administrative offices. The PRC serves as a center for many of the parks department recreation programs and classes.
- Puyallup Activity Center.** The Puyallup Activity Center is a 12,500 square foot facility located adjacent to Pioneer Park. It is a mixed use building that houses senior services, and provides classes and workshops,

TABLE 10-1: City of Puyallup, Park Inventory

Existing Park Land	Acreage
Community Park	
Bradley Lake Park	58.09
Clark’s Creek Park	62.83
Wildwood Park	85.0
Van Lierop Park	18.3
<i>Subtotal</i>	<i>224.22</i>
Neighborhood Park	
DeCoursey Park	8.12
Grayland Park	2.34
Manorwood Park	6.4
Rainier Woods Park	7.57
Sam Peach Park	5.69
Veteran’s Park	1.94
Brown Community Park	16.92
<i>Subtotal</i>	<i>48.98</i>
Special Use and Open Space Areas	
Pioneer Park (including Pavilion, Activity Center, and spray park)*	3.91
Puyallup Skate Park*	0.5
Puyallup Valley Sports & Recreation Center*	25.07
Woodbine Cemetery*	29.1
Cherokee Park Open Space tract**	4.1
Silver Creek Restoration Site and Trail**	11.02
Meeker Creek Restoration Site**	7.8
Dead Man’s Pond Site**	8.66
SR512 Open Space tract**	4.95
Riverwalk Trail*	4.7
Montgomery Park	0.49
Peck Property	3.75
Foothills Trail Corridor	N/A
Old Dump Site	N/A
<i>Subtotal</i>	<i>104.05</i>
Undeveloped Park	
LaBelle	23.39
<i>Subtotal</i>	<i>23.39</i>
Total Park Acreage	400.64
* Denotes special use site	
** Denotes open space site/tract	



special events, social and health services, trips and tours. The building also serves as a community center with meeting rooms, a kitchen, and exercise room and lounge.

- **War Memorial Center.** The War Memorial Center is adjacent to Grayland Park and was dedicated in 1951 to serve the social and recreation needs of the city's youth. The building has not undergone a major redevelopment or facelift since its original construction. Access to the center is cumbersome even though it is situated between two principal arterials; the arterials are a one-way couplet and the ingress to the community center is marginal for two-way traffic.

IV. Other Resources

In addition to the parks and facilities provided by the Puyallup Parks and Recreation Department, several other providers support additional recreation opportunities within the planning area. These providers are briefly noted below.

Schools/Colleges

Public schools and higher education institutions provide recreation facilities and open space within the city. These facilities are sometimes noted in conjunction with the park land inventory because they are significant providers of open space and recreation facilities within the community. These facilities are not consistently open to the public, but they offer some recreation opportunities for their patrons. Major providers in Puyallup include Puyallup School District, Pierce College, and WSU Extension. The city does not currently have a cooperative use agreement with the Puyallup School District, but some spaces are available for public use on a limited basis, through organized recreation opportunities, or for a few. The establishment of a cooperative use agreement between the City and local schools/colleges would provide additional recreational resources and benefits to the community.

Washington State

Washington State's Department of Fish and Wildlife manages the 113-acre Clark's Creek Watershed site. The linkage between the watershed land and the city's Clark's Creek Park creates a larger contiguous open space area and includes portions of the Puyallup Loop Trail.

Private Providers

Within the City, there are a number of private fitness centers, family fun centers, archery ranges, bowling and skating rinks. In addition, two major private recreation providers in Puyallup are noted below as well as a description of private neighborhood parks serving planned residential communities.

- **Linden Golf and Country Club:** a private 18-hole golf course and club situated along the Puyallup River.
- **Mel Korum YMCA:** provides a variety of amenities and recreation programs at their facility in the South Hill neighborhood of Puyallup.
- **Planned residential developments:** the city's zoning ordinance allows for planned residential development proposals in lieu of standard subdivisions; private open space is required as a condition of planned residential developments. Requirements for active park open space are also included. These private parks should be studied further in analyzing the city's overall open space and parks system as well as neighborhood park needs.

Puyallup is a residential and commercial community located in proximity to Tacoma and within the Seattle metropolitan area. There are several recreation opportunities just beyond the planning area that also serve City residents: the Pierce County Foothills trail, Puyallup School District pools, and the City of Fife Aquatic Center.



V. Recreation Programs

As noted in the previous sections, the City of Puyallup has a variety of indoor and outdoor recreation facilities that allows the Parks and Recreation Department to provide a broad spectrum of recreation programs for diverse age groups and interests. Offered year-round, programs vary seasonally, ranging from athletic leagues to special events to day camps.

Program Service Areas

The City of Puyallup provides recreation programming in areas such as: organized sports, dance and fitness classes, preschool programming, classes and workshops, camps, teen and senior programming, specialized recreation, and special events. Park programming is subject to change depending on community interest and demand.

Populations Served

The Department's programs and events are designed to serve a variety of interests and needs. While the majority of programming focuses on youth and adults, additional programs target seniors, teens, toddler and preschool age children, and special needs groups. The Department also provides programs geared towards families and groups, including social events and special activities.

Program Format

The City of Puyallup's programs are offered in a variety of formats. These include special classes and workshops, field trips/tours, sport leagues (i.e., basketball, wrestling, etc.) sport competitions (e.g., Punt, Pass, & Kick), youth camps (day, week) and drop in activities (e.g., indoor mini park, open gym). Special events are offered in formats tailored to their content and location.

Program Registration and Fees

Options for registering for Puyallup's recreation programs have changed over the years and are expected to continue to evolve with community demand and changes in technology. The best resource for registration and fee information is through the Parks and Recreation Department website: www.puyallupparcsandrec.com.

Marketing

Outreach for Puyallup parks and recreation events and programs include links and references on the City of Puyallup website, the Recreation Programs Guide, and outreach at community events and meetings.

Rental Facilities

The City of Puyallup has a variety of indoor and outdoor facilities available for rental that provide opportunities to hold group activities in the area. Spaces available for rent include the Pioneer Park Pavilion, Puyallup Recreation Center, War Memorial Center, Puyallup Activity Center, and various park shelters.

C. PARK AND RECREATION NEEDS

As part of the planning process for the 2020 PROS Plan, recreation needs were assessed through a combination of methods. This included a demand analysis based on data from the Washington state Recreation and Conservation Office (RCO) Statewide Comprehensive Outdoor Recreation Plan (SCORP), workshop planning sessions, and a survey of households in Puyallup. The supply, demand, and need for public and private open space, trail and park facilities, and recreation services were all studied to develop a vision for Puyallup's recreational programs. The recreation needs identified in the analysis were used to determine recommendations for system-wide improvements. This needs assessment (level of service analysis) supports the shift away from levels of service calculated by acres per thousand residents to a system based upon local public opinion, statewide data, and park and trail service area (or accessibility) standards. This shift is consistent with the approach suggested in the 2017 SCORP, the National Recreation and Parks Association (NRPA), and others. Many jurisdictions in the state and



around the country have made the same shift and moved away from basing level of service standards solely on the population-based guidelines developed in the 1980s and 90s. Key findings of the needs assessment process are listed in the following section.

I. Online Survey Key Findings

Below are the key findings from the online survey that was available to Puyallup residents from August to September 2019. The goal of the survey was to obtain information on park and recreation behavior, use of the Department programs, and community priorities for future improvements; 381 individuals completed the survey. The following is a summary of the findings; more detailed results, including comments, are available from the Parks and Recreation Department.

- Overall, 23% of respondents **did not participate** in Parks & Recreation programs in the previous year – the largest percentage of respondents.
- The most participated-in programs by the respondents were **Health and Fitness (18%)** and **After School programs (14%)**.
- Of those who did not participate in Parks & Recreation programs, 25% cited **being unaware of programs offered**, and 19% cited **scheduling conflicts** as bars to their participation.
- Overall, respondents noted their priority for **extracurricular/non-school sports** (both indoor and outdoor), as well as **youth outdoor and aquatics programs**.
- The most utilized parks by respondents were **Pioneer Park and Pavilion, Clark’s Creek Park, and Bradley Lake Park** – with **Bradley Lake Park Trail** being the most used trail.
- According to respondents, there is a heavy priority to being able to attend the **Farmers Market, Food Truck Frenzy, and Concerts in the Parks** events.
- Similar to the reasons for not participating in Parks & Recreation programs, the two biggest reasons for not attending events are cited as being **unaware of events** and **scheduling conflicts**.
- There is a large community priority to add **leisure and lap swimming pools** to Parks & Recreation indoor facilities availability.
- For outdoor facilities, **trails/environmental facilities** as well as **walking/running tracks** are strong community priorities.

II. Park Land Needs

Parks are essential for public health, climate resilience, and strong connected communities. Research has shown that spending time outside improves mental and physical health. In the past, community needs for park land were determined by establishing, then evaluating the service level goals (expressed in terms of acres per 1,000 population) and comparing this to national averages and comparably sized cities. This has resulted in efforts to provide all park classifications and amenities to the community regardless of geographic location, community interest, or equitable distribution/accessibility. Communities are moving away from establishing service goals based on acres per population to a geographic based level of service. By utilizing both recreation needs assessment surveys (community feedback) and a geographic level of service criteria (such as the 10-minute walk standard) as a baseline service target, we help ensure access to park space for all residents and align Puyallup with current best practices in park planning. A detailed assessment of park and open space resources, amenities, and potential development to meet future needs is addressed in Chapter 4 of the 2020 PROS Plan.

D. VISION, GOALS, AND OBJECTIVES

Puyallup’s values and the community’s aspirations for the future provide the guiding principles for the Parks, Recreation and Open Space Plan. This chapter focuses on the vision, goals, and objectives that illustrate the

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preferred future for Puyallup’s parks and open spaces. These elements also form a planning framework for the recommendations, strategies, and actions that appear later in this Plan.

Vision Statement

During the Park, Recreation, and Open Space Plan update process, the current vision statement was developed based on community priorities/input and informs the goals and objectives of the plan overall:

“Live long, live healthy, through people, parks and programs.”

The vision statement provides a foundation for the goals, objectives, and strategies contained in this Plan. As such, it will guide the development of Puyallup’s park system and the provision of recreation services.

Goals and Policies

Community Involvement

P-1 Actively seek community involvement in planning and development of park and recreation facilities and programs.

- P - 1.1 Seek neighborhood involvement in programming and design of neighborhood park facilities.
- P - 1.2 Seek broad-based community involvement in programming and design of community park facilities. Explore community volunteer opportunities to improve the condition and development of park facilities.
- P - 1.3 Encourage public involvement in development of recreation programs. Involve private league sports clubs (e.g. soccer, football, Lacrosse, etc.) in the future development plans for city athletic facilities/fields and support their use of city recreational field facilities.
- P - 1.4 Encourage community advocacy for park and recreation facilities and programs.
- P - 1.5 Support the Park and Recreation Advisory Board as the forum for public discussion of parks and recreation issues.
- P - 1.6 Facilitate and participate actively in “Friends of” organizations in the city that relate to the city’s parks and open space system.
- P - 1.7 Use various forms of outreach, including use of social media, ~~(e.g. Facebook, twitter, etc.)~~ to keep the citizens at large community informed regarding parks planning and recreation programs.
- P - 1.8 Support the private Puyallup Parks Foundation in their ~~citizens~~ effort to collect and contribute funding for park and recreational facility development.

P-2 Provide for a broad range of park and recreation activities, programming and experiences for all users, addressing all community members. Include cultural programs and activities within the community.

- P - 2.1 Promote active recreation activities through the development of multi-use athletic fields.
- P - 2.2 Promote passive recreation activities through the development of areas for day use activities including picnicking.
- P - 2.3 Promote the development of trails for bicycle and pedestrian recreational and commuter use, linking community activity areas and focusing on areas suited to interpretive activities and facilities.

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- P - 2.4 Provide a visual connection to the Puyallup River through the Riverwalk Trail, and opportunities for fishing and general access through the trails system.
 - P - 2.5 Provide diverse recreation programs and activities meeting changing interests and trends.
 - P - 2.6 Promote senior programs and activities.
 - P - 2.7 Promote the development and delivery of teen programs and activities through cooperative use of school facilities, city facilities, and other public/private facilities and programs.
 - P - 2.8 Develop park facilities utilizing urban planning approaches that promote physical activity.
 - P - 2.9 Establish funding and programmatic efforts to support the city's designation as a Tree City USA, including Arbor Day celebrations and Parks Appreciation day activities.
 - P - 2.10 Support and highlight historical sites and facilities in the community, including historic buildings and culturally significant sites, as both recreational and educational opportunities, integrating these important sites where possible into the City's network of trails and parks. Consider supporting the establishment of private parks, such as the proposed Centennial Park at Meeker Mansion, that are contiguous with such historical and other important facilities.
- P-3 Promote acquisition of parkland that provides maximum benefits through concurrent and compatible uses.**
- P - 3.1 Efficiently use public funds by seeking opportunities for joint-use and maintenance of park sites for recreation and storm drainage management.
 - P - 3.2 Use the potential for environmental management as a site selection requirement.
 - a. Management activities could include stormwater management, bioremediation, natural area preservation, etc. For example, as described in the City's LIFT program, stormwater system improvements in the Willows Pond/Bradley Lake Park drainage basin will improve both area water quality, as well as enhance both visual and recreational amenities.
 - b. Seek opportunities for use of portions of park sites for environmental management through innovative design.
 - P - 3.3 Promote the acquisition of public open space areas.
 - a. Promote acquisition of environmentally sensitive areas, ~~which are~~ significant to ~~the character of~~ the community.
 - b. Promote interpretive and educational use of open space when appropriate.
 - P - 3.4 Promote the development of community parks focused around unique natural features.
- P-4 Make park and recreation facilities accessible to community residents.**
- P - 4.1 Locate new facilities such as community gardens, skateparks, pump tracks, and dog parks in locations where they are readily accessible to the population they are intended to serve.
 - P - 4.2 Promote the development of a non-motorized circulation system providing access to park and recreation facilities.
 - P - 4.3 Consider designing and locating new recreation buildings in such a manner that they can serve as emergency shelters.
 - P - 4.4 Promote the development of neighborhood parks within walking distance of residential neighborhoods.
 - P - 4.5 Continue ADA improvements to allow use and access to parks and recreation facilities.

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- P - 4.6 Include considerations for access in new facilities where appropriate and feasible.
- P - 4.7 Promote a network of off-street trails, including multipurpose, park, and water trails, using natural open space areas, parks, utility corridors, and other features. This network can be supplemented with on-street connections where needed to create a system of trail loops throughout the city.
- P - 4.8 Provide connections between employment sites, recreational and park facilities, and residential uses that encourage both recreational use and provide opportunities for commuting. For example, provide a trail network serving various South Hill employment sites such as Pierce College and the South Hill Business and Technology Center to access recreational and park sites, residential areas, and provide a connection to other area destinations.
- P - 4.9 Encourage trail design features that provide 'nodes' for resting and seating at appropriate intervals, to encourage the use of trails by families with small children and seniors.

P-5 Strive for a broad-based approach to funding park and recreation facility improvements.

- P - 5.1 Provide park and recreation facility improvements commensurate with growth.
- P - 5.2 Actively seek grants and other assistance in funding park and recreation facilities and programs.
- P - 5.3 Encourage donation of land and improvements where consistent with the Plan.
- P - 5.4 Apply LIFT award funding to create park and trail development that supports the long term plan for South Hill to grow as an employment and residential center.
- P - 5.5 Maintain and regularly update the city's Park Impact Fee program.
- P - 5.6 Consider with community partners, study of a larger funding mechanisms such as capital park bond to implement the plan.
- P - 5.7 Consider joint development of athletic fields with Puyallup School District with joint use agreement.
- P - 5.8 Encourage adaptive reuse and renovation of existing public facilities, such as the Puyallup Recreation Center (PRC) and War Memorial Center (WMC), where appropriate, to fill identified gaps in recreation needs.

P-6 Provide for maintenance commensurate with new improvements.

- P - 6.1 Establish quantifiable guidelines and provide funding for facilities maintenance staff and equipment commensurate with new facilities.
- P - 6.2 Minimize maintenance requirements through attention to design.
- P - 6.3 Promote the use of native and drought-tolerant plants and maintenance practices which promote pollinator species and improve sustainability.
- P - 6.4 Promote laborsaving improvements including irrigation and the use of new innovations in equipment.
- P - 6.5 Consider the use of alternative field surfaces and life cycle costing with proposed improvements.
- P - 6.6 Partner with local interest groups, the Pierce Conservation District and non-profits on the organization of volunteer events and stewardship programs which promote active involvement and stewardship of the city's natural/critical area and urban forestry resources.
- P - 6.7 Develop annual maintenance and establishment work programs for the city's urban forestry resources located on city parks and open space land in accordance with Tree City USA standards.



P-7 Promote cooperative agreements in community parks and neighborhoods.

- P - 7.1 Seek opportunities for locating parks and recreation improvements on existing and future school district properties including:
 - a. Sports fields;
 - b. Playground equipment; and
 - c. Community center facilities (e.g., meeting rooms, classrooms, gyms, etc. open to public during off-hours).
- P - 7.2 Promote volunteerism including youth organizations, community service organizations, and businesses.
- P - 7.3 Work with private organizations in tailoring programs and facilities.
- P - 7.4 Explore a community grant program whereby neighborhood groups develop projects and apply for community and city grant funds for activities and facility improvements.
- P - 7.5 Seek partnerships with groups such as Valley Arts United, Puyallup Main Street Association, Puyallup Historical Society at Meeker Mansion, Puyallup Public Schools and Washington State Fair Board to develop and implement cultural programs and activities.
- P - 7.6 Promote stewardship of the city's parks natural resources through stewardship programs and activities.

F. IMPLEMENTATION

Chapter 7 of the 2020 PROS Plan outlines the steps needed for plan implementation to assist in meeting the City's goals for addressing the park and recreation needs of the community. The Plan describes tasks, finance strategies, and projects that may be adopted. Additionally, a six-year Capital Improvement Plan (CIP) is adopted as a component of the Capital Facilities Plan of the City's Comprehensive Plan. The PROS Plan will be updated in 2026 on its regular update cycle to address the growth targets included in the 2044 Comprehensive Plan update.



Planning Commission Agenda Item Report

Submitted by: Michelle Hannah

Submitting Department: Development & Permitting Services

Meeting Date: October 9, 2024

Subject:

Chair Selection for Oct. 23rd Planning Commission Meeting.

Presenter:

Kendall Wals | kwals@puyallupwa.gov | 253-841-5462

Recommendation:

Nomination/Vote

Background:

Planning Commission will nominate/vote for a member to serve as Chair for the October 23rd meeting.