



City Council Regular Meeting Agenda

This City Council meeting will be held in person at the Council Chambers on the 5th floor of City Hall, 333 S. Meridian.

The meeting can be viewed online via the city website (<http://cityofpuyallup.org/meetings>) on YouTube (<https://bit.ly/45iUPQM>) and on Zoom (<https://puyallupwa-gov.zoom.us/j/85840383486?pwd=SAJl5CtuFA0REra1qgTcbAjc6Dfv9q.1>). To listen by phone, call 253-215-8782 and enter webinar ID 858 4038 3486 and passcode 114979.

Public comments can be submitted in writing at info@puyallupwa.gov until 5:30 p.m. and be distributed to the City Council prior to the meeting, or in-person. No public comments will be accepted via Zoom.

Tuesday, June 17, 2025
6:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

1. APPROVAL OF AGENDA

2. PRESENTATIONS AND PROCLAMATIONS

- 2.a Presentation honoring Deputy Chief Dave McDonald
- 2.b **Pg. 3** - Ride Transit Month
[Proclamation](#)

CITIZEN COMMENTS

3. CONSENT AGENDA

- 3.a **Pg. 4** - Authorize entering a contract with Stumpy Tree Service for the 2025 Clarks Creek Elodea Management project
- 3.b **Pg. 5** - Authorize entering a contract and a change order to add Pour-in-Place Rubber Surfacing to Van Lierop Park Playground
- 3.c **Pg. 6** - Authorize entering a contract with AHBL for the development of the Parks Recreation and Open Space Plan
- 3.d **Pg. 7** - Authorize entering a contract with True Fitness for fitness equipment at the public safety building
- 3.e **Pg. 8** - Authorize an Emergency Declaration to repair a sinkhole at the intersection of 18th Street SW and 5th Avenue SW
- 3.f **Pg. 10** - Authorize entering a contract with Psomas for the Shaw Road Widening, Phase 4A, 25th to 20th Avenue CT E Project

- 3.g **Pg. 11** - Authorize entering a contract with BHC Consultants, LLC., for design services on the Candlewood Pump Station project
[Scope](#)

4. ORDINANCES

- 4.a **Pg. 17** - Second reading of an interim zoning ordinance amending Title 20 Puyallup Municipal Code to address middle housing in compliance with HB 1110
[Interim Zoning Ordinance](#)
- 4.b **Pg. 26** - Second reading of an ordinance to amend Titles 11, 14, 20, and 21 of the Puyallup Municipal Code
[Ordinance and Exhibit A](#)
[Exhibit B](#)

CITY MANAGER'S REPORT

COUNCIL REPORTS

MAYOR'S REPORT

EXECUTIVE SESSION

Potential litigation

To review the performance of a public employee

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.

PROCLAMATION

WHEREAS, Puyallup is served by two transit agencies, Pierce Transit and Sound Transit, providing service on buses, light rail, Sounder train, SHUTTLE paratransit, Rideshare, and Runner.

WHEREAS, in 2024 Pierce Transit provided almost 6.8 million passenger trips by bus, 308,021 SHUTTLE trips, 362,661 Rideshare trips, and 52,379 Runner trips in Pierce County; 1 million of those bus trips were free rides to youth 18 years and younger.

WHEREAS, in 2024, Sound Transit provided 920,000 T-Line passenger trips, 1.7 million Sounder S Line trips and 2.6 million Pierce Transit-operated Express bus trips in Pierce County.

WHEREAS, 55 percent of Pierce Transit riders do not have access to a personal vehicle and 32 percent have an annual income under \$30,000. More than half ride transit to get to work or to look for work and nearly 40 percent ride transit to get to a healthcare appointment.

WHEREAS, Pierce Transit has served as the South Sound's primary, locally based public transportation system since 1980, serving the cities and towns in the Public Transportation Benefit Area for 45 years.

WHEREAS, Pierce Transit has provided more than 473 million bus trips since service began in 1980, connecting residents of our communities with important destinations such as work, school, medical appointments, everyday errands, and social and community events.

WHEREAS, Pierce Transit provides an important lifeline to individuals who qualify for paratransit service under the Americans Disability Act, and since 1980 has provided approximately 16 million trips to community members who depend on this service.

WHEREAS, Pierce Transit has provided more than 24 million Rideshare trips over the past 45 years, connecting thousands of employees from both large and small employers across the region with a time and cost savings alternative to driving alone.

WHEREAS, public transportation investments generate 31 percent more jobs per dollar than new construction of roads and bridges, and investment in transit can yield 49,700 jobs per \$1 billion invested, and offer a 5-to-1 economic return.

WHEREAS, greater transit use is associated with higher levels of physical activity, which is associated with lower health risks and better health outcomes.

NOW THEREFORE, I, Jim Kastama, Mayor of the City of Puyallup, do hereby proclaim June 2025 as Ride Transit Month, and urge residents, community organizations, and decision makers to ride, promote, and celebrate public transportation as a key aspect of mobility in the City of Puyallup.

IN WITNESS WHEREOF, I, Mayor Jim Kastama, have hereunto set my hand and caused the seal of the City of Puyallup to be affixed this 17th day of June 2025.

Jim Kastama
Mayor, City of Puyallup



City Council Agenda Item Report

Submitted by: Robyn Buck
Submitting Department: Engineering
Meeting Date: June 17, 2025

Subject:

Pg. 4 - Authorize entering a contract with Stumpy Tree Service for the 2025 Clarks Creek Elodea Management project

Presenter:

Hans Hunger, City Engineer

Recommendation:

Authorize the City Manager to execute a contract with Stumpy Tree Service in the amount of \$209,194.66 for the 2025 Elodea Management project, in a form as approved by the City Attorney.

Background:

On June 2, 2025, the City accepted two bids for the 2025 Elodea Management project. Stumpy Tree Service was identified as the lowest responsive and responsible bidder.

The 2025 Clarks Creek Elodea Management project will involve cutting and disposing of aquatic weed growth along approximately 9,200 linear feet of Clarks Creek in the City of Puyallup and about 6,600 linear feet of Clarks Creek in Pierce County. Cutting will be performed using a hand-operated sickle or scythe method, with two contractors working simultaneously in the water. Catchment points and a method for removing the cut Elodea will be established downstream. The contractor is responsible for cutting and disposing of all invasive weeds, including Elodea and Curly Leaf Pondweed, from bank to bank along the creek.

City Strategic Plan Goal Category:

Livable & Healthy Community

Fiscal Impacts:

The base bid for this contract amounts to \$209,194.66. The City has included a 10% contingency of \$20,919.47, bringing the total authorization to \$230,114.13. The City will be reimbursed for the costs associated with the Elodea removal in the Pierce County section. The costs for the City's section of the Elodea removal will be covered by previously budgeted Stormwater Capital Funds allocated for this project.



City Council Agenda Item Report

Submitted by: Cody Geddes

Submitting Department: Parks, Recreation and Facilities

Meeting Date: June 17, 2025

Subject:

Pg. 5 - Authorize entering a contract and a change order to add Pour-in-Place Rubber Surfacing to Van Lierop Park Playground

Presenter:

Cody Geddes, Parks, Recreation and Facilities Director

Recommendation:

Authorize the City Manager to execute a contract with Allplay Systems for the purchase and installation of pour-in-place rubber surfacing, totaling \$51,474, and approve a change order to Woodland Industries for necessary site preparation for \$19,836, in a form as approved by the City Attorney. Additionally, authorize a 20% contingency of \$14,262 to accommodate potential adjustments to the playground border layout, which may impact both site preparation and surfacing quantities. The total authorized project amount shall not exceed \$85,572.

Background:

The addition of pour-in-place rubber surfacing will provide access to key inclusive features, including the accessible spinner, glider, musical elements, and main playgrounds. The 2,000 square feet of surfacing will be strategically placed to maximize inclusive access without requiring full surfacing across the entire playground footprint. Pour-in-place rubber also offers long-term benefits such as improved drainage, durability, and reduced maintenance compared to loose-fill alternatives.

City Strategic Plan Goal Category:

Livable & Healthy Community

Fiscal Impacts:

The additional surfacing will be funded through the remaining contingency in the Parks Capital Fund allocated to the Van Lierop Playground project and anything over will come out of the Parks Small Project Capital fund. No new funding is being requested at this time. Total authorization requested is \$85,572



City Council Agenda Item Report

Submitted by: Cody Geddes

Submitting Department: Parks, Recreation and Facilities

Meeting Date: June 17, 2025

Subject:

Pg. 6 - Authorize entering a contract with AHBL for the development of the Parks Recreation and Open Space Plan

Presenter:

Cody Geddes, Parks, Recreation and Facilities Director

Recommendation:

Authorize the City Manager to execute a contract with AHBL for the development of the Parks, Recreation, and Open Space Plan in an amount not to exceed \$70,010, in a form as approved by the City Attorney.

Background:

To qualify for various grant programs, such as the Land and Water Conservation Fund, the Washington Wildlife and Recreation Program, and the Youth Athletic Facilities grant, the Recreation and Conservation Office (RCO) requires jurisdictions to maintain an up-to-date parks and recreation plan. According to RCO guidelines, the Parks, Recreation, and Open Space (PROS) Plan must be updated at least every six years. It should include public engagement, an inventory of existing facilities, a demand and needs analysis, as well as goals, objectives, and an implementation strategy.

In addition to securing grant funding, the PROS Plan plays a crucial role in shaping the City's long-term vision for parks, recreation, and open spaces. The updated plan will be formally adopted as part of the City's Comprehensive Plan, ensuring it is integrated into broader city planning efforts and aligned with community priorities, growth management strategies, and capital investment decisions.

City Strategic Plan Goal Category:

Livable & Healthy Community

Fiscal Impacts:

Funds for this contract come from existing budget in the Parks Capital fund.



City Council Agenda Item Report

Submitted by: Nichole McNiven
Submitting Department: City Council
Meeting Date: June 17, 2025

Subject:

Pg. 7 - Authorize entering a contract with True Fitness for fitness equipment at the public safety building

Presenter:

Scott Engle, Chief of Police

Recommendation:

Authorize the Chief of Police to enter a contract with True Fitness, in a form as approved by the City Attorney, for the purchase of fitness equipment at the public safety building the in amount of \$96,670.

Background:

The Puyallup Police Department is seeking approval to purchase fitness equipment from TRUE Fitness, utilizing government contract pricing available through Sourcewell. This procurement method is cost-effective and streamlined, ensuring competitive pricing and operational efficiency. The selected equipment has been carefully chosen to provide versatile training options that align with the physical demands of modern law enforcement.

The Fitness Room is intentionally designed to be flexible and easily accessible, allowing officers and staff to prioritize their physical wellness despite the challenges posed by variable shifts, time constraints, and limited external fitness resources. By eliminating these common barriers, this initiative encourages regular engagement in fitness activities.

Law enforcement is a physically demanding and high-stress profession. Recent studies have highlighted the importance of accessible wellness resources in supporting both the physical and mental health of law enforcement officers. This investment aligns with the department's broader commitment to enhancing officer safety, resilience, and long-term well-being.

City Strategic Plan Goal Category:

Organizational Excellence

Fiscal Impacts:

Funding for this equipment is included in the soft costs budget for the public safety building project.



City Council Agenda Item Report

Submitted by: Robyn Buck
Submitting Department: Engineering
Meeting Date: June 17, 2025

Subject:

Pg. 8 - Authorize an Emergency Declaration to repair a sinkhole at the intersection of 18th Street SW and 5th Avenue SW

Presenter:

Hans Hunger, City Engineer

Recommendation:

Authorize the City Manager to execute an emergency construction contract with Tucci and Sons, Inc., in the amount of \$982,679.47 in a form as approved by the City Attorney, accept the repair work as complete, and amend the budget as appropriate.

Background:

A sinkhole developed at the intersection of 18th Street SW and 5th Avenue SW that presented an immediate threat to roadway users' public health and safety. Staff requested an emergency declaration on January 29, 2025, from the City Manager to allow for the immediate hire of a contractor to provide the labor and equipment for an emergency repair of the underlying cause of the material settlement under the pavement of the roadway.

Over several months of observation, Public Works staff monitored and routinely filled a small section of pavement near the northwest corner of 18th Street SW and 5th Avenue SW, where a sinkhole had developed. Shallow exploratory excavations had been completed by city staff and backfilled with imported crushed surfacing materials to strengthen the roadway's foundation around the known settling area. These remedial actions did not resolve the underlying issues that were caused by settling utilities.

During the week of January 27, conditions continued to decline, with settlements being checked daily by our public works staff due to concerns about the safety of motor vehicles and pedestrians. This intersection is a known center point of two of Puyallup's large-diameter sewer trunk mains. These trunk mains are 36 inches in diameter and are approximately 10 to 15 feet in depth. It was anticipated that one of these sewer mains was the likely destination the roadway base material was migrating to under the pavement. Given the size and flow of these two sewer mains, city staff had not been successful with television inspection in assessing whether and where a potential breach had occurred.

This emergency repair effort included exploratory work to excavate around the known settlement area, which contains the two sewer trunk mains, a water main, and a stormwater main to a depth of approximately 15 feet to allow for visual inspection of both the adjacent manholes and the conveyance pipe to determine the cause of the sinkhole. Once the problem was identified, an immediate fix was implemented, and the site was restored to safe conditions.

Under RCW 39.04.280, competitive bidding requirements may be waived in the event of an emergency. On February 3, 2025, Tucci & Sons mobilized equipment and personnel to assess the underlying pipe conditions of the 36-inch trunk main. During a television inspection of the existing line, it was identified that the pipe had partially separated from the manhole, leaving a large void (6 to 12 inches in

diameter) that allowed roadway material to enter the sewer pipe system. Following this inspection, sewer flows were immediately diverted away from this portion of the pipe using large pumps until a repair could be made.

During excavation to complete the necessary sewer pipe repair, it was identified that two neighboring utilities also required repair due to the localized settlements caused by the loss of roadway foundation material. These included an 8-inch water main where the water main had separated from a valve and a neighboring 36-inch concrete sewer trunk main where the pipes had settled and separated at a joint. Therefore, emergency shutdowns of each utility were required to correct the ongoing issues immediately. Additional large pumps were mobilized to the project site to bypass the 36-inch concrete sewer trunk main that remained in place until a final repair was completed.

Over the course of four weeks, Tucci & Sons worked to remove the old manhole that had settled and sunk approximately 1 foot into the underlying soil, excavate to build a new foundation, install a new manhole, and complete the necessary pipe repairs, all while maintaining uninterrupted sewer service to Puyallup customers. The final repair was completed, and both sewer trunk mains were back in operation on March 6, 2025. The final roadway restoration followed shortly after to reopen the roadway to both vehicular and pedestrian traffic.

City Strategic Plan Goal Category:

Livable & Healthy Community

Fiscal Impacts:

The final contract amount is \$982,679.47. Funds for this unanticipated emergency repair project will be allocated from other existing project budgets from the existing capital budget of the sewer fund and water fund. The sewer fund will be responsible for \$910,177.10 and the water fund be responsible for \$72,502.37 of the repair cost.



City Council Agenda Item Report

Submitted by: Robyn Buck
Submitting Department: Engineering
Meeting Date: June 17, 2025

Subject:

Pg. 10 - Authorize entering a contract with Psomas for the Shaw Road Widening, Phase 4A, 25th to 20th Avenue CT E Project

Presenter:

Hans Hunger, City Engineer

Recommendation:

Authorize the City Manager to award a contract to Psomas for \$1,286,882.10, in a form as approved by the City Attorney.

Background:

The Shaw Road Widening Phase 4A project aims to enhance traffic flow and safety by widening Shaw Road E from 24th Avenue CT SE to 23rd Avenue SE. The project will also improve intersections at 24th Avenue CT SE, 23rd Avenue CT SE, and Crystal Ridge Avenue SE and reconstruct Shaw Road E from 23rd Avenue SE to 450 feet north of 20th Avenue CT SE. This development will include adding additional lanes, reconfiguring intersections, and providing wider pedestrian paths.

Psomas was selected as the most qualified consultant to carry out the project after the city received three Statements of Qualifications (SOQs) in response to its Request for Qualifications (RFQ).

City Strategic Plan Goal Category:

Livable & Healthy Community

Fiscal Impacts:

Funding for this agreement will come from the existing project budget which includes \$1,038,000 in Surface Transportation Block Grant award through the Puget Sound Regional Council. The remaining funding will come from local funds which is a combination of Streets, Water and Stormwater Capital Funds.

Total Amount Authorized: \$1,236,882.10

Management Reserve Fund: \$50,000

Maximum Amount Payable: \$1,286,882.10



City Council Agenda Item Report

Submitted by: Michelle Gehring
Submitting Department: Engineering
Meeting Date: June 17, 2025

Subject:

Pg. 11 - Authorize entering a contract with BHC Consultants, LLC., for design services on the Candlewood Pump Station project

Presenter:

Hans Hunger, P.E., City Engineer

Recommendation:

Authorize the City Manager to execute a contract with BHC Consultants, LLC., in the amount of \$130,516 for design services on the Candlewood Pump Station replacement project, in a form as approved by the City Attorney.

Background:

The Candlewood Pump Station is located on the 3900 block of 19th Street Place SE in Puyallup. The existing pump station is nearing the end of its useful life and is currently operating beyond its designed capacity. To address this issue, the Candlewood Pump Station project will completely replace the existing sewer pump station with a new, appropriately sized facility. The new pump station will feature upgraded mechanical and electrical systems.

BHC Consultants, LLC has been selected to provide design services for this project. They will conduct a sewer basin study to assess the area's needs and design a replacement pump station that connects to the existing 8-inch Polymer Vinyl Chloride (PVC) gravity inlet and the 4-inch PVC force main. Additionally, the new pump station will be integrated into the City's Supervisory Control and Data Acquisition (SCADA) system.

City Strategic Plan Goal Category:

Livable & Healthy Community

Fiscal Impacts:

The base fees for this project are \$130,516. The city is asking to include a 10% contingency of \$13,051.60, for a total award cost of \$143,567.60. Funding for this agreement will be from the existing project budget within the Capital Sewer Fund.

ATTACHMENT(S)

[Scope](#)

EXHIBIT A

SCOPE OF WORK

City of Puyallup

Candlewood Pump Station Project

Phase I – Preliminary Design

Statement of Understanding

The City of Puyallup (City) owns and operates the Candlewood Pump Station. Candlewood Pump Station, located at the 3900 block of 19th Street Place SE, is at the end of its useful life. The existing land-use is primarily developed as single-family residential. The station has above-grade suction lift type pumps with a firm capacity of 150 gallons per minute.

This Scope of Work (SOW) is based on our current understanding of the City's needs and requirements for design and construction of a new pump station. Candlewood Pump Station is nearing the end of its useful service life. The City will replace the existing pump station as part of this project. We propose performing the Candlewood Pump Station design in the following phases:

- **Phase I – Site Investigations and Preliminary Design.** This phase will include establishing a basis of design including preliminary review of replacement options, identifying project permitting requirements, controls discussion, surveying existing surface and subsurface conditions, environmental studies, developing pump station layout options, and preparing 30% opinion of probable construction cost (OPCC).
- **Phase II – Detailed Design and Services During Bidding.** This phase includes development of 60%, 90%, and Issued-for-Bid Design Documents (drawings and specifications), OPCC, permitting assistance and bidding assistance.
- **Phase III – Engineering Services During Construction.** This phase includes submittal and RFI review, engineering support during construction, pump station startup support, record drawing completion and pump station operations and manual (O&M) development.

The scope and fee herein are for Phase I only. Additional subconsultants may be added in Phases II and III pending the outcome of the preliminary design in Phase I.

Scope of Work

The Scope of Work tasks are separated into four components where applicable:

1. Work Tasks: tasks that will be completed by the Consultant
2. Receivables: elements that will be provided by the City
3. Assumptions: assumptions used to develop each Work Task
4. Deliverables: the finished product that will be delivered to the City via electronic and hard copy

Subconsultants

BHC Consultants, LLC (BHC) will subcontract with:

- Psomas, for utility locate, surveying, and base mapping services.
- Landau Associates, Inc. (LAI) for environmental permitting review services.
- Sage Geotechnical (Sage) for geotechnical investigation.

Subconsultant proposals and associated fees are provided in Exhibit A1 through A3.

Estimated Fee

The estimated fee for the scope of services is \$130,516. A breakdown of the fee estimate is included as Exhibit B.

Schedule

Assuming Notice to Proceed for preliminary design in June 2025, the following milestone targets are expected:

- Notice to Proceed – June 2025
- Site Investigations – July 2025
- Draft Preliminary Design – August 2025
- Final Preliminary Design – October 2025 (end of Phase 1)
- 60% Drawings, Specifications, and Opinion of Probable Construction Cost (OPCC) – January 2026
- Permitting Applications – January 2026
- 90% Drawings, Specifications, and OPCC – March 2026
- Issued-for-Bid Drawings, Specifications, and OPCC – April 2026
- Contractor Award and Notice to Proceed – May 2026
- Construction Completion – February 2027

A detailed schedule will be provided after Notice to Proceed. This schedule will be equitably adjusted as the project progresses, allowing for changes in scope or for delay.

Task 1 – Project Management

Work Tasks:

- 1.1 Project Work Plan. Develop and distribute a project work plan to City and BHC team members, including schedule, responsibilities, and level-of-effort.
- 1.2 Client and Team Coordination. Coordinate with City staff by regular status reports, status meetings, telephone communication, and e-mail during the project.
- 1.3 Monthly Invoices and Progress Reports. Prepare six (6) monthly progress reports and monthly invoices.
- 1.4 Information Request. Provide request for pertinent project information to assist in preliminary design and design engineering services.
- 1.5 QA/QC Program. Coordinate quality control reviews of all project deliverables in adherence with BHC company policy. Review will be conducted for each deliverable by a senior engineer not directly involved in the project.

Receivables:

- Available as-built and construction submittal information for Candlewood Pump Station.
- Pump run-time records and electrical meter readings, if available.

- As-builts or “sewer cards” for neighborhood side sewer connections.
- Closed-circuit television (CCTV) inspections of neighborhood sewer.

Assumptions:

- Duration of project is approximately six (6) months.
- Earned-value-management will *not be* used to track schedule and budget status for the project.

Deliverables:

- Electronic version of the design schedule.
- Information request in table form.
- Six (6) monthly invoices and progress reports.

Task 2 – Site Investigations

Work Tasks:

2.1 Site Survey Coordination. BHC will coordinate Candlewood Pump Station site survey, performed by Psomas and a private utility locating firm. The services by Psomas include:

- Survey control.
- Survey mapping.
- Underground utility locates to be performed by a private utility locating firm.
- Base map preparations including ROW, parcel identification, parcel address, property lines, and right-of-way lines.
- Existing site plan review and professional land surveyor (PLS) certification.

A detailed scope is provided in Exhibit A1, including a map of the area that will be surveyed.

2.2 Geotechnical Investigation. BHC will coordinate with Sage to perform geotechnical engineering services. The services include geotechnical investigations and limited design support for the Candlewood Pump Station Project. The geotechnical services by Sage include:

- Background review and predesign consultation
- Geotechnical investigation, analysis, and reporting

A detailed scope is provided in Exhibit A2, including optional tasks.

2.3 Environmental Permitting Support. BHC will coordinate with Landau to perform environmental permitting services and field exploration. The environmental permitting services by Landau include:

- Wetland/waterway delineation
- Critical Areas Report
- Preparation of permitting matrix for preliminary design alternatives

A detailed scope is provided in Exhibit A3, including optional tasks.

Receivables:

- None.

Assumptions:

- Sage will obtain the right-of-way and traffic control permits required by the City. City fees will be waived.

- The field exploration program can be completed on weekdays during daylight hours (i.e., no weekend and/or night drilling will be required).
- Field investigations, assessment, and/or evaluation of cultural and/or archaeological resources are not included in this SOW.
- Location of sensitive species will not be identified on project mapping.
- Well decommissioning is not included in this SOW. If needed, decommissioning should be included in the project plans and specifications as a bid item.
- This SOW does not include field infiltration tests, mounding analysis, groundwater/dewatering modeling, and/or winter groundwater monitoring.

Deliverables:

- Survey base mapping – CAD and PDF
- Geotechnical Investigation Technical Memorandum – Draft and Final
- Site sketch of wetland/waterway flagging
- Critical Areas Report – Draft and Final.

Task 3 – Preliminary Design

Task 3 includes a basin study to determine the design capacity, identifying alternative site layouts for the pump station and/or generator, pump selection, level controls discussion, and providing preliminary opinion of probable cost (OPCC). The preliminary design will be summarized in a technical memorandum (tech memo) from BHC to the City.

Work Tasks:

- 3.1 Site Visit. Visit site to identify potential pump station locations and site constraints.
- 3.2 Basin Study. Prepare a basin study confirming the basin delineation, including population and flow projections, to identify the required firm capacity of the replacement pump station.
- 3.3 Alternatives Analysis. Provide alternative layouts for up to two (2) options for a full pump station replacement on the same parcel.
- 3.4 Basis of Design. Provide results and discussion of site investigations, as-built review, City preferred manufacturers, pump selection for each alternative, anticipated level controls and electrical, instrumentation and anticipated permitting requirements. Technical memorandum will include preliminary opinion of probable construction costs (OPCC) for each replacement alternative.
- 3.5 30% Design Drawings. Prepare general, civil, and electrical drawings for the 30% Contract Documents for the project. Submit 30% Contract Documents for City review.
- 3.6 Draft Technical Memorandum. Provide City draft tech memo summarizing the findings of the Alternatives Analysis and providing a basis of design for the project.
- 3.7 Meet with City. Attend one (1) two-hour preliminary design review meeting with three (3) BHC representatives and City staff at City Hall.
- 3.8 Finalize Technical Memorandum. Based on City input and review, update tech memo to identify preferred replacement alternative. Provide additional detail and input on preferred alternative as directed.

Receivables:

- None.

Assumptions:

- A condition assessment will not be performed.
- Up to two (2) layouts will be prepared as part of this analysis.
- A preliminary civil site plan will be provided for each replacement alternative, up to two (2) figures or drawings. 30% drawings will only be prepared for the preferred alternative.
- BHC *will not* engage public to assess willingness and viability of easement/property acquisition. Public outreach and relations will be performed by the City.
- Specifications will not be prepared as part of this task.

Deliverables:

- Preliminary Design Technical Memorandum – Draft and Final.



City Council Agenda Item Report

Submitted by: Katie Baker

Submitting Department: Development & Permitting Services

Meeting Date: June 17, 2025

Subject:

Pg. 17 - Second reading of an interim zoning ordinance amending Title 20 Puyallup Municipal Code to address middle housing in compliance with HB 1110

Presenter:

Katie Baker, Planning Manager

Recommendation:

Conduct second reading of an interim zoning ordinance amending Title 20 Puyallup Municipal Code to address middle housing in compliance with HB 1110.

Background:

In 2023, the State of Washington enacted HB 1110, which requires cities to adopt zoning allowances for middle housing on all lots zoned predominantly for residential use. Middle housing is a range of nine housing types, from duplexes to sixplexes, townhomes, courtyard apartments, and cottage housing, intended to be compatible with single-family neighborhoods.

A city of Puyallup's size is required to allow six of the nine middle housing types, allow two middle housing units per lot, and allow up to four units per lot if within one-quarter mile of the Sounder Station or if one of the units is affordable. The city is not allowed to require additional off-street parking within one-half mile of the Sounder station or on lots smaller than 6,000 square feet and must not impose development standards to middle housing that are more restrictive than those required for detached single-family residences. These standards must be adopted by June 30, 2025, or the state model ordinance will apply.

Due to the impacts of the 2024 Periodic Comprehensive Plan Update, the city is adopting an interim zoning ordinance, in compliance with the requirements of HB 1110 by the June 30 deadline. This will ensure that the city meets the minimum housing allowances, while providing time to for the Planning Commission and the City Council to consider permanent regulations. Staff anticipates this work will occur over the next six months and should come before the City Council before the end of 2025.

Council First Reading Amendment

The interim ordinance will exist alongside current regulations that already allow for some middle housing types; additionally, the legislation allows for some exceptions to the application of the middle housing requirements on lots with critical areas. At the first ordinance reading, Council approved an amendment to apply the middle housing exception to lots with critical areas, including the volcanic hazard area, except for lots within one-half mile of the base of the surrounding slope. Please refer to page 5 of the attached interim zoning ordinance for the specific amendment language (highlighted). A map depicting the application of this amendment will be provided prior to second reading.

ATTACHMENT(S)

[Interim Zoning Ordinance](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PUYALLUP implementing the requirements of RCW 36.70A.635 in response to E2SHB 1110 and ESHB 2321, by adopting interim zoning regulations related to middle housing regulations for a period of six months, adding Puyallup Municipal Code Chapter 20.22.

WHEREAS, in 2023, the Washington State Legislature enacted Engrossed Substitute House Bill (E2SHB) 1110 (chapter 332, Laws of 2023), related to middle housing; and,

WHEREAS, in passing E2SHB 1110 (chapter 332, Laws of 2023) the State legislature found that Washington is facing an unprecedented housing crisis for its current population and a lack of housing choices, and is not likely to meet affordability goals for future populations; and,

WHEREAS, the State legislature further found that in order to meet the goal of 1,000,000 new homes statewide by 2044, and enhanced quality of life and environmental protection, innovative housing policies will need to be adopted, and that increasing housing options that are more affordable to various income levels is critical to achieving the state's housing goals, including those established by the legislature in Engrossed Second Substitute House Bill 1220 (chapter 254, Laws of 2021); and,

WHEREAS, the State legislature further found:

There is continued need for the development of housing at all income levels, including middle housing that will provide a wider variety of housing options and configurations to allow Washingtonians to live near where they work;

Homes developed at higher densities are more affordable by design for Washington residents both in their construction and reduced household energy and transportation costs;

The state has made historic investments in subsidized affordable housing through the housing trust fund, yet even with these historic investments, the magnitude of the housing shortage requires both public and private investment;

and

In addition to addressing the housing shortage, allowing more housing options in areas already served by urban infrastructure will reduce the pressure to develop natural and working lands, support key strategies for climate change, food security, and Puget Sound recovery, and save taxpayers and ratepayers money.

WHEREAS, E2SHB 1110 (chapter 332, Laws of 2023) is primarily codified in the Revised Code of Washington (RCW) section 36.70A.635; and,

WHEREAS, in 2024 the Washington State legislature passed Engrossed Substitute House Bill (ESHB) 2321 (chapter 152, Laws of 2024), which modified certain middle housing requirements in RCW 36.70A.635, as well as amended definitions in RCW 36.70A.030; and,

WHEREAS, the City of Puyallup defines duplex, triplex, fourplex, townhouses, and cottage housing, and permits some middle housing types in single-family residential (RS) zones and all middle housing types in multiple-family residential (RM) zones, but does not fully comply with allowances for middle housing in a manner consistent with E2SHB 1110; and,

WHEREAS, the Land Use Element of the City’s Comprehensive Plan establishes the following policies:

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

LU – 10.2 Provide, through land use regulation, the potential for a broad range of housing choices and levels of affordability to meet the changing needs of a diverse community.

WHEREAS, the Housing Element of the City’s Comprehensive Plan establishes the following policies:

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

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

H – 3.6 Develop and provide a range of housing choices for workers at all income levels throughout the City in a manner that promotes accessibility to jobs and provides opportunities to live in proximity to work.

WHEREAS, pursuant to RCW 35A.63.220 and RCW 36.70A.390, a public hearing shall be held within 60 days of the adoption of these interim zoning regulations; and,

WHEREAS, adoption of interim zoning regulations is exempt from a threshold determination under the State Environmental Policy Act; and,

WHEREAS, the City Council finds that adoption of these interim zoning regulations are necessary to ensure that the City develops in a manner that is consistent with the state law, the comprehensive plan, Council’s goals, and public health and safety; and

WHEREAS, these interim zoning controls are designed to bring the City into immediate compliance with state law with respect to local regulation of middle housing as identified in E2SHB 1110; and

WHEREAS, while the interim zoning controls are in place, the City will draft permanent regulations to ensure compliance with E2SHB 1110, and the permanent regulations will be reviewed and considered by the Planning Commission and the City Council; and

NOW, THEREFORE, the City Council of the City of Puyallup, Washington, ordains as follows:

Section 1. *Recitals.* The recitals set forth in the preamble of this ordinance are hereby adopted as findings of fact supporting the action taken herein.

Section 2. *Puyallup Municipal Code.* Chapter 20.22 is added as follows.

Chapter 20.22 MIDDLE HOUSING INTERIM ORDINANCE

20.22.001 Purpose.

The purpose of this interim ordinance is to enable a wider variety of housing options in Puyallup’s RS single-family residential zones, as required by state law. This ordinance remains effective until the City of Puyallup adopts permanent regulations consistent with RCW 36.70A.635.

20.22.005 Definitions.

For the purposes of this chapter, the following definitions shall apply.

- (1) “Cottage housing” means residential units on a lot with a common open space that either:
 - (a) Is owned in common; or
 - (b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space.
- (2) “Duplex” means a building used exclusively for occupancy by two families (including their guests and employees) living independently of each other and containing two dwelling units.
- (3) “Fourplex” means a building used exclusively for occupancy by four families (including their guests and employees) living independently of each other and containing four dwelling units.
- (4) “Major transit stop” means:
 - (a) A stop on a high-capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;
 - (b) Commuter rail stops;
 - (c) Stops on rail or fixed guideway systems; or

- (d) Stops on bus rapid transit (BRT) routes, including those stops that are under construction.
- (5) “Middle housing” means buildings that are complementary in scale and form with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, townhouses, stacked flats, and cottage housing.
- (6) “Stacked flat” means dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor may be separately rented or owned.
- (7) “Townhouses” means multiple-family units that are separated from any other unit by one or more vertical common wall and no unit is located over another unit.
- (8) “Triplex” means a building used exclusively for occupancy by three families (including their guests and employees) living independently of each other and containing three dwelling units.

20.22.010 Applicability.

- (1) This chapter applies to middle housing in the RS-35, RS-10, RS-08, RS-06, and RS-04 zones.
- (2) In the event of a conflict, the provisions of this chapter supersede the standards and requirements of other sections of Title 20 PMC for residential zones RS-35, RS-10, RS-08, RS-06, and RS-04, except where the standards in Chapter 20.20 PMC are more permissive than this chapter.
- (3) Where this chapter does not provide a standard, the standards of applicable PMC sections shall govern, including but not limited to:
 - (a) Engineering standards as described in Chapter 17.42 PMC.
 - (b) Environmental standards as described in Title 21 PMC.
 - (c) All other property development standards in Chapter 20.20 PMC unless otherwise provided in this chapter.
 - (d) Notwithstanding any other provision in this Code, the City shall not require through development regulations, any standards for middle housing that are more restrictive than those required for detached single-family residences, including, but not limited to, setbacks, lot coverage, stormwater, clearing, and tree canopy and retention requirements, and shall apply to middle housing the same development permit and environmental review processes that apply to detached single-family residences, unless otherwise required by state law.
- (4) Except as indicated in Section 20.22.040, the provisions of Chapter 20.21 PMC do not apply to cottage housing approved under this chapter.
- (5) Developments approved under this chapter shall comply with all standards and regulations found herein. Developments may opt to adhere to all of the standards and requirements of the permanent sections of Title 20 PMC, in lieu of this section.

- (6) The provisions of this chapter do not apply on lands described in (a), (b), or (c) below. In those areas, the standards in Chapter 20.20 PMC shall apply.
- (a) Lots designated with critical areas or their buffers under Title 21 PMC and RCW 36.70A.170.
 - (b) Lots within the volcanic hazard area, as defined and designated in Chapter 21.06 PMC, **except for lots within one-half mile from the base of the surrounding elevation of the Puyallup valley floor.**
 - (c) A watershed serving a reservoir for potable water if that watershed is or was listed, as of July 23, 2023, as impaired or threatened under section 303(d) of the federal clean water act (33 U.S.C. Sec. 1313(d)).

20.22.015 Permitted Housing Types and Densities.

- (1) **Housing Types.** Notwithstanding other provisions of Title 20 PMC, the following middle housing types are permitted in the RS-35, RS-10, RS-08, RS-06, and RS-04 zones, subject to the unit density standards in subsection (2): duplexes, triplexes, fourplexes, stacked flats, townhouses, and cottage housing;
- (2) **Unit Density.**
 - (a) **Two Units Per Lot.** Notwithstanding other provisions of Title 20 PMC, up to two housing units are permitted per lot in the RS-35, RS-10, RS-08, RS-06, and RS-04 zones.
 - (b) **Transit Bonus.** Notwithstanding other provisions of Title 20 PMC, up to four housing units are permitted per lot, if the lot is located within one-quarter mile walking distance of a major transit stop, as defined in Section 20.22.005(4). Properties that meet this criterion are shown in the City’s official Transit Walkshed Map, on file with the City Clerk’s Office.
 - (c) **Affordability Bonus.** Notwithstanding other provisions of Title 20 PMC, up to four housing units are permitted per lot, where affordable housing bonuses apply, as provided in Section 20.22.020.
- (3) **Exceptions.**
 - (a) The standards of subsection (2) do not apply to lots smaller than 1,000 square feet.
 - (b) Accessory dwelling units shall count towards the maximum unit density permitted on a lot.
- (4) Notwithstanding maximum density standards in Table 20.20.020, lots that conform to the applicable development standards of this chapter shall be considered to meet the maximum density requirements.

20.22.020 Affordable Housing Bonus.

To qualify for additional units under the affordability bonus provisions of Section 20.22.015(2)(c), an applicant shall commit to renting or selling the required number of units as affordable housing and meeting the standards of subsections (1) through (5) below.

- (1) Dwelling units that qualify as affordable housing shall have costs, including utilities other than telephone, that do not exceed 30 percent of the monthly income of a household whose income does not exceed the following percentages of median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development:
 - (a) Rental housing: 60 percent.
 - (b) Owner-occupied housing: 80 percent.
- (2) The units shall be maintained as affordable for a term of at least 50 years, and the property shall satisfy that commitment and all required affordability and income eligibility conditions.
- (3) The applicant shall record a covenant or deed restriction that ensures the continuing rental or ownership of units subject to these affordability requirements consistent with the conditions in chapter 84.14 RCW for a period of no less than 50 years.
- (4) The covenant or deed restriction shall address criteria and policies to maintain public benefit if the property is converted to a use other than that which continues to provide for permanently affordable housing.
- (5) The units dedicated as affordable housing shall:
 - (a) Be provided in a range of sizes comparable to other units in the development;
 - (b) Include bedroom counts in the same proportion as the number of bedrooms in units within the entire development; and
 - (c) Generally, be distributed throughout the development and have substantially the same functionality as the other units in the development.

20.22.025 Review Procedure.

The following provisions apply to middle housing applications approved under this chapter:

- (1) Middle housing is subject to the same development permit and environmental review processes that would apply to a detached single-family dwelling developed on the same property.
- (2) Middle housing is not subject to any additional land use review, not otherwise required for detached single-family residences.
- (3) Compliance with PMC standards is evaluated with the building permit application.
- (4) All applicable environmental reviews shall apply, as provided in Title 21 PMC.

20.22.030 Property Development Standards

The following table (Table 20.22.030) sets forth the required development standards applicable to middle housing approved under this chapter.

Table 20.22.030 Property Development Standards						
		RS-35	RS-10	RS-08	RS-06	RS-04
(1)	Minimum lot area per building site (in square feet)	35,000	10,000	8,000	6,000	4,000
(2)	Maximum building height (in feet)	36	36	36	36	28

20.22.035 Required Parking.

Notwithstanding the provisions of Chapter 20.55 PMC, the following parking standards apply to middle housing approved under this chapter:

- (1) No off-street parking is required within one-half mile walking distance of a major transit stop, as defined in Section 20.22.005(2)(e). (See the City’s official Transit Walkshed Map, on file with the City Clerk’s Office.)
- (2) One off-street parking space per unit is required on lots smaller than 6,000 square feet before any zero lot line subdivisions or lot splits.
- (3) Two off-street parking spaces per unit are required on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits.

20.22.040 Design Standards.

- (1) Except for cottage housing, middle housing that has between 2-4 units approved under this chapter shall meet the duplex and triplex design standards established in PMC 20.26.100.
- (2) Cottage housing shall meet all objective design standards established in PMC 20.21.030.

Section 3. *Severability.* All sections in this ordinance are hereby deemed severable. Any section found invalid or unconstitutional by a court of law with jurisdiction shall not be deemed to invalidate or find unconstitutional other sections in this ordinance.

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

Section 5. *Effective Date.* This ordinance shall become effective five days after publication in the official newspaper of the City of Puyallup.

DATED this ____ day of June, 2025.

Jim Kastama, Mayor

Approved as to form:

Attest:

Joseph N. Beck, City Attorney

Dan Vessels Jr., City Clerk

PUBLISHED: June ____, 2025 – Tacoma Weekly



City Council Agenda Item Report

Submitted by: Nabila Comstock

Submitting Department: Development & Permitting Services

Meeting Date: June 17, 2025

Subject:

Pg. 26 - Second reading of an ordinance to amend Titles 11, 14, 20, and 21 of the Puyallup Municipal Code

Presenter:

Nabila Comstock, Associate Planner

Recommendation:

Conduct second reading of an ordinance to amend Titles 11, 14, 20, and 21 of the Puyallup Municipal Code for compliance with HB 1337 regarding Accessory Dwelling Units.

Background:

In 2023, the State Legislature adopted House Bill 1337 (HB 1337), aimed at expanding housing options and reducing barriers to the development and use of accessory dwelling units (ADUs). The legislation includes both mandatory requirements that local jurisdictions must implement and optional provisions that may be adopted at the City's discretion. Several provisions of the bill are already reflected in the City's existing municipal code and do not require further amendment.

The Planning Commission held a public hearing on the proposed accessory dwelling unit code amendments, based on the requirements of HB 1337, on May 14, 2025. The Planning Commission has forwarded a recommendation to City Council for their consideration and adoption of the proposed amendments to the Puyallup Municipal Code. The code amendments are proposed in the following chapters:

- PMC 20.15 - Definitions
- PMC 20.20 - RS Single-Family Zones
- PMC 20.55 - Parking Regulations
- PMC 20.65 - Nonconforming Uses and Structures
- PMC 21.20 - Impact Fees

In addition to the proposed code amendments to Titles 20 and 21, there are also proposed amendments to Titles 11 and 14 to address frontage improvements and utilities regarding accessory dwelling units.

At the City Council meeting on June 3, 2025, the City Council passed first reading of the ordinance. However, multiple amendments were made and are reflected in the ordinance (see Exhibit A), which include:

- Increasing the maximum allowed bedrooms
- Restricting ADUs from being constructed on lots within the volcanic hazard area, except for lots within one-half mile from the base of the surrounding elevation of the Puyallup valley floor

City Strategic Plan Goal Category:

Livable & Healthy Community

ATTACHMENT(S)
Ordinance and Exhibit A
Exhibit B

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PUYALLUP implementing the requirements of engrossed house bill (HB) 1337, amending various sections of Puyallup Municipal Code relating to Title 11 Streets and Sidewalks, Title 14 Water and Sewers, Title 20 Zoning Code and Title 21 Environment, by amending sections 11.08.135, 14.02.240, 20.15.005, 20.20.010, 20.20.020, 20.55.010, 20.65.030, and 21.20.120.

WHEREAS, in 2023 the Washington State legislature passed Engrossed House Bill (HB) 1337 (chapter 334, Laws of 2023) related to accessory dwelling units; and

WHEREAS, in passing HB 1337 (chapter 334, laws of 2023) the State legislature found that Washington is experiencing a housing affordability crisis and that many communities across the state are in need of more housing for renters across the income spectrum; and

WHEREAS, the State legislature further found:

Many cities dedicate the majority of residentially zoned land to single detached houses that are increasingly financially out of reach for many households. Due to their smaller size, accessory dwelling units can provide a more affordable housing option in those single-family zones;

Accessory dwelling units are frequently rented below market rate, providing additional affordable housing options for renters;

Homeowners who add an accessory dwelling unit may benefit from added income and an increased sense of security;

Accessory dwelling units provide environmental benefits. On average they are more energy efficient than single detached houses, and they incentivize adaptive reuse of existing homes and materials;

WHEREAS, the State legislature intends to promote and encourage the creation of accessory dwelling units as a means to address the need for additional housing options and;

WHEREAS, HB 1337 (chapter 334, laws of 2023) is primarily codified in the Revised Code of Washington (RCW) section 36.70A.680 and 36.70A.681; and

WHEREAS, the revisions are based upon input from the Planning Commission or involve code sections that staff finds, in day-to-day use, warrant revision in order to better achieve desired outcomes relative to existing Comprehensive Plan policies and the requirements of HB 1337 (chapter 334, laws of 2023), or otherwise assist staff efforts to provide the best possible service to citizens and customers; and

WHEREAS, the Planning Commission studied and reviewed the referenced code amendments related to implementing RCW 36.70A.680 and 36.70A.681 during work sessions on February 26, and April 09, 2025; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 14, 2025, and has recommended approval of these proposed code amendments by a vote of 6-0, with 1 abstention and made a recommendation to the City Council; and

WHEREAS, staff has amended sections of Title 11 (Streets and Sidewalks) and Title 14 (Water and Sewers) with the intent to provide clarity on frontage improvement exemptions and utility connection; and

WHEREAS, the City Council finds that the amendments are needed to implement the policies of and are principally consistent with the adopted Comprehensive Plan and HB 1337 (chapter 334, laws of 2023); and

WHEREAS, the City Council finds that proposed amendments are needed for the city’s municipal code to protect public health, safety, comfort, convenience, general welfare, and to generally improve the city’s overall character through appropriate development regulations; and

WHEREAS, the changes in this ordinance are in the best interests of the City as a whole;

NOW, THEREFORE, the City Council of the City of Puyallup, Washington, ordains as follows:

Section 1. *Recitals.* The recitals set forth in the preamble of this ordinance are hereby adopted as findings of fact supporting the action taken herein.

Section 2. *Puyallup Municipal Code.* Sections 11.08.135, 14.02.240, 20.15.005, 20.20.010, 20.20.020, 20.55.010, 20.65.030, and 21.20.120 are amended as set out in the attached Exhibit “A” and hereby made a part of this Ordinance as if set out herein in its entirety.

Section 3. *Severability.* All sections in this ordinance are hereby deemed severable. Any section found invalid or unconstitutional by a court of law with jurisdiction shall not be deemed to invalidate or find unconstitutional other sections in this ordinance.

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

Section 5. *Effective Date.* This ordinance shall become effective five days after publication in the official newspaper of the City of Puyallup.

DATED this ____ day of June, 2025.

Jim Kastama
Mayor

Approved as to form:

Attest:

Ordinance No. ____
Amendments to Title 11, Title 14, Title 20, and Title 21 PMC
Page 2 of 15

Joseph N. Beck
City Attorney

Dan Vessels Jr.
City Clerk

PUBLISHED: June ____, 2025 – Tacoma Weekly

Exhibit A

***Title 11
STREETS AND SIDEWALKS***

Chapters:

11.08 Encroachments, Obstructions and Construction of Highways and Sidewalks

***Chapter 11.08
ENCROACHMENTS, OBSTRUCTIONS AND CONSTRUCTION OF HIGHWAYS
AND SIDEWALKS.***

11.08.135 – Construction of street improvements, curbs, gutters and sidewalks.

...

(1) Residential Infill Lots. For the purposes of this policy, “infill” lots are individual parcels which were legally created and comprised of a singular single-family residence, duplex, or triplex project. Any person or entity who constructs or causes to be constructed any structure improvements which meet the level of substantial improvement as defined in PMC 11.08.120 on property fronting any dedicated street or other publicly owned street or alleyway shall construct curb, gutter, planter strips, street trees, sidewalks, storm drainage, street lighting, and one-half street paving (only required if the existing pavement condition is poor) in accordance with the city’s Public Works Engineering and Construction Standards and Specifications. The frontage improvements shall be required along all street frontage and alleys adjoining the property and any reasonable access to the property. Frontage improvements shall also be required where any reasonable access to the property connects to the public right-of-way, although the primary access is located on another parcel. The scope of the required frontage improvements may be scaled by the city to be proportional to the in-fill lot development.

In the case of repair or replacement of a residential structure as a result of fire or natural disaster the frontage improvements will not be required; provided, that there is no expansion of the building footprint. Frontage improvements are not to be required as a condition of approval for accessory dwelling units. Approval of accessory dwelling units shall be in accordance with PMC 20.20.010 (11).

The improvement requirement is applicable within any residential zone, as well as for residential home projects within nonresidential zones. Within RS-35, the lowest density residential zone, curb, gutter, planter strips, and street trees will not be required in order to maintain the rural character. One-half street paving shall be required if the existing paving is in poor condition,

Ordinance No. _____

Amendments to Title 11, Title 14, Title 20, and Title 21 PMC

Page 4 of 15

gravel shoulders, and storm drainage if necessary to accommodate runoff. Street lighting may be required based on if lighting will enhance safety at an intersection.

...

***Title 14
WATER AND SEWERS***

Chapters:

14.02 Water Regulations and System Development Charges*

***Chapter 14.02
WATER REGULATIONS AND SYSTEM DEVELOPMENT CHARGES****

14.02.240 – Service to separate premises and multiple units, and resale of water.

...

(1) Number of Services to Separate Premises. Separate premises under single control or management will be supplied through separate individual service pipes and meters unless the city elects otherwise.

(2) Service to Multiple Units on Same Premises. Separate houses, buildings, living or business quarters on the same premises or on adjoining premises, under a single control or management, will be served through separate service pipes and meters to each or any unit and the piping system from each service will be independent of the others, and not interconnected. Detached accessory dwelling units (ADU) permitted in accordance with PMC 20.20.010(11) shall be served through separate service pipes and meters to each or any unit and the piping system from each service will be independent of the others and not interconnected.

(3) Resale of Water. Except by special agreement with the city, no customer shall resell any of the water received from the city, nor shall such water be delivered to premises other than those specified in such customer’s application for service.

...

Title 20
ZONING CODE

Chapters:

- 20.15 Definitions
- 20.20 RS Single-Family Residential Zones
- 20.55 Parking
- 20.65 Nonconforming Uses and Structures

Chapter 20.15
DEFINITIONS

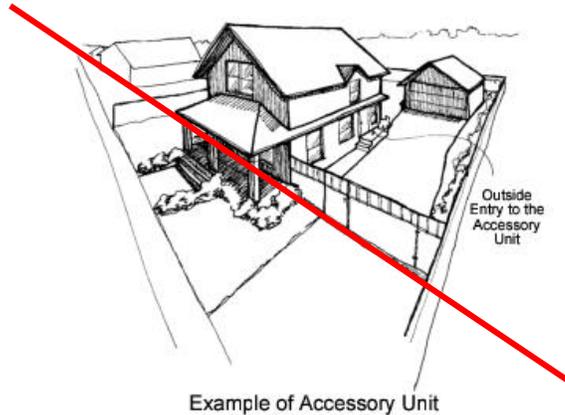
20.15.005 Words and phrases defined.

...

“**Accessory building**” means a portion of the main building or a detached subordinate building located on the same lot or premises which is devoted exclusively to an accessory use, and which is used exclusively by the occupants of the main building. An accessory building includes, but is not limited to, garages, carports, storage buildings, sheds, and other similar buildings. An accessory building does not include accessory dwelling units.

...

“**Dwelling unit, accessory**” means a size-limited dwelling unit located on the same lot as the principal dwelling unit(s) with provisions for independent cooking, living, sanitation, and sleeping. ~~residential unit with a functional kitchen, bath and outside entrance, restricted in size and the number of bedrooms and intended primarily for occupancy by family members related to or individuals providing assistance to the family of the principal dwelling unit.~~



...

“**Floor area**” means the total horizontal area expressed in square feet of all floors, platforms and stairwells within the surrounding walls and below the roof of all structures on a subject lot. Floor area is calculated from the exterior surface of the building walls. Floor area shall not include the area of:

- i. roofed decks which are open/unenclosed on at least one side;
- ii. attics and storage spaces containing less than five feet of headroom between floor and ceiling;
- iii. multifamily, commercial or industrial garages devoted primarily to vehicle parking or loading which are located on the first or subsurface floors;
- iv. basements and cellars when the finished ceiling of such basements or cellars is less than two feet above the lowest point of the finished adjacent grade;
- v. detached accessory structures 200 square feet and smaller; and
- vi. carports, regardless of size, ~~shall also not be considered floor area.~~

For the purpose of calculating floor area ratio for a lot whose principal use is single-family residential, garages and carports shall be excluded up to a maximum area of 500 square feet per parcel; all garage space in excess of 500 square feet per parcel shall be included as part of the floor area calculation. Accessory dwelling units, both attached and detached, shall be counted towards floor area.

For the purposes of the downtown planned action area, “floor area” means the total horizontal area expressed in square feet of all floors, platforms and stairwells within the surrounding walls and below the roof of all structures on a subject lot. “Floor area” is calculated from the exterior surface of the building walls. Floor area shall not include the area of roofed decks which are less than 50 percent enclosed, attics and storage spaces containing less than five feet of headroom between floor and ceiling. Also, floor area shall not include structured parking when the structured parking is provided onsite with the use it serves.

...

“Independent Cooking” means an area within a structure that is used or designed to be used for the preparation or cooking of food, typical of a full kitchen for a single-family residence. Independent cooking areas contain a kitchen sink and rough-in electric or gas supply to accommodate built-in oven and range cooking appliances.

...

“Major transit stop” means a stop on a high-capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;

- i. Commuter rail stops;
- ii. Stops on rail or fixed guideway systems, including transitways;
- iii. Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or
- iv. Stops for a bus or other transit mode providing actual fixed route service at intervals of at least fifteen minutes for at least five hours during the peak hours of operation on weekdays.

...

Chapter 20.20
RS SINGLE-FAMILY RESIDENTIAL ZONES

20.20.010 Permitted uses – RS single-family residential zones.

...

(2) Accessory buildings and uses customarily incidental to a permitted or conditionally permitted use; provided, that in all RS zones, except in the RS-35 zone, there shall be no more than one detached accessory building greater than 200 square feet in size per lot. In the RS-04, RS-06, RS-

08 and RS-10 zones, where the lot size exceeds four acres in size, no more than two detached accessory structures over 200 square feet may be permitted; there shall be no quantity limit of detached accessory structures in the RS-35 district. Further, there shall be no limit to the quantity of structures 200 square feet or less in any RS zone district. This does not include accessory dwelling units.

...

(11) ~~One accessory dwelling unit on each lot~~ Accessory dwelling units are subject to the following standards and criteria:

- a) The property is in an RS zone zoned RS-04, RS-06, RS-08, RS-10 or RS-35; and
- b) Up to two attached and/or detached accessory dwelling units are permitted on a lot that is meeting or exceeding the required lot area for the zone in addition to the principal dwelling unit; and ~~Any attached accessory dwelling unit shall not exceed 900 square feet of floor area or 40 percent of the floor area of the primary dwelling, whichever is less, nor have more than two bedrooms; and~~
- c) On lots that are less than the required lot area for the zone, only one accessory dwelling unit is allowed in addition to the principal dwelling unit or up to two accessory dwelling units if they are proposed in the following configurations:
 - i. Two attached or detached stacked units (e.g. where one unit is located over another)
 - ii. One detached unit and one attached unit
 - iii. Conversion of an existing structure and the addition of a new unit (either attached or detached); and

~~A detached accessory dwelling unit shall not exceed 700 square feet, if located in a new structure, or 900 square feet, if a conversion of an existing structure, or 40 percent of the floor area of the new or existing primary structure, whichever is less. Additionally, the detached unit shall not have more than two bedrooms; and~~

(d) Accessory dwelling units may not have more than three bedrooms; and

(e) Accessory dwelling units (attached or detached) shall not exceed 1,000 square feet in floor area. The floor area of an accessory dwelling unit shall not include any garage, workshop, unfinished storage space, or similar nonliving areas; and ~~Any additional entrance resulting from the creation of an attached accessory dwelling unit may not face the same side of the lot facing~~

~~the street or the same side of the building the primary dwelling unit front door faces so as to appear as a duplex; and~~

~~(d) Parking: See PMC 20.55.010 for accessory dwelling unit parking requirements; and Utilities for the accessory dwelling unit shall be metered jointly with the primary dwelling unit .; and~~

~~(g) Setbacks:~~

~~a. Detached accessory dwelling units shall meet the following setbacks:~~

- ~~i. Any required front yard and street side yard setback for the applicable zone district;~~
- ~~ii. A minimum five-foot rear and interior side yard setback;~~
- ~~iii. A minimum ten-foot separation between all accessory dwelling units and principal dwelling units on the same parcel. If the conversion of existing detached structures results in a separation of less than ten-feet, the accessory dwelling unit(s) shall be fire-rated in accordance with building codes; and~~
- ~~iv. Any detached accessory dwelling unit with access from a public alley may be sited at the property line coinciding with the alley boundary line adjoining the property line, unless the city routinely plows snow on the public alley.~~

~~b. Attached accessory dwelling units shall meet the same setbacks, height requirements, and other dimensional standards as the principal dwelling unit.~~

~~(g) The scale, bulk, architectural style and location on the lot of all ~~detached~~ accessory dwelling units shall be compatible with the design standards applicable to the principal dwelling unit(s); and established character of the neighborhood. Plywood and other similar sheet siding materials, such as T1-11 siding, shall not be used~~

~~(h) Either the primary dwelling unit or the accessory dwelling unit shall be physically occupied by at least one property owner of record during the life of the accessory dwelling unit. Owners shall sign an affidavit which attests to their residency for at least six months of every year. This affidavit shall be binding upon the owner or successive owners during the life of the accessory dwelling unit and be recorded with the Pierce County auditor's office on the title of the real property upon which the ADU is located; and~~

~~(d) An attached accessory dwelling unit may be created either through internal conversion of a portion of the ~~primary structure~~ principal dwelling unit or through construction of an addition to the ~~primary structure~~ principal dwelling unit. Accessory dwelling units may be converted from existing structures, including but not limited to detached garages (see PMC 20.65.030 (3)). ~~An addition to an existing home wherein the~~ If the addition contains component parts of an accessory~~

dwelling unit, but ~~the addition~~ would not result in a separate fire wall a with separate exterior entrance to the unit, then it shall not constitute an attached accessory unit but ~~and shall be considered~~ an addition to the existing ~~home~~ dwelling unit only; and

(i) An accessory dwelling unit may be sold or conveyed as a condominium unit independent of the principal dwelling unit; and ~~Accessory dwelling units shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit; and~~

(j) All owners of illegal accessory dwelling units shall also be required to either legalize the unit or remove it.

(l) The provisions of this section do not apply to lots within the volcanic hazard area, as defined and designated in Chapter 21.06 PMC, except for lots within one-half mile from the base of the surrounding elevation of the Puyallup valley floor.

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20.20.020 Property development standards – RS zones.

The following table (Table 20.20.020) sets forth the required development standards applicable to properties located in the RS zones, unless otherwise established by approval of a planned development. Unless otherwise indicated, the standards listed in this section represent number of feet:

Table 20.20.020

Property Development Standards – RS Zones						
		RS-35	RS-10	RS-08	RS-06	RS-04
(1)	Minimum lot area per building site in square feet	35,000	10,000	8,000	6,000	4,000
(2)	Minimum/Maximum development density in dwelling units per gross acre	No minimum – 1.0	No minimum – 4.0	No minimum – 5.0	4.0 – 6.0	6.0 – 8.0
(3)	Minimum lot width	125*	50*	40*	40*	40*
(4)	Minimum lot depth	150	0	0	0	0
(5)	Minimum front yard setback	35	25	20	15	15
(6)	Minimum rear yard setback	35	25	20	20	15

	<i>For rear yard setbacks for accessory structures, see PMC 20.20.040(7)(e)</i>					
(7)	Minimum interior side yard setback	15	Refer to PMC 20.20.025	5	5	5
(8)	Minimum street side yard setback	25	15	15	15	10
(9)	Maximum building height single-family houses	36	36	36	36	28
(10)	Maximum building height all structures other than single-family houses	28	28	28	28	25
(11)	Maximum lot coverage	–	40%	45%	45%	50%
(12)	Minimum street frontage	30	20	20	20	15
(13)	Maximum floor area ratio	–	0.45:1	0.55:1	0.55:1	0.6:1
(14)	<u>Minimum separation between detached dwelling units on the same parcel*</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
		Refer to PMC 20.20.028				

* For accessory dwelling units, see PMC 20.20.010 (11)(k)

Chapter 20.55
PARKING

20.55.010 Number of parking spaces required.

...

- (11) ~~Dwellings, integrated accessory: one space per unit;~~ Dwelling units, accessory:
- a) No parking is required for accessory dwelling units within one-half mile walking distance of a major transit stop.
 - b) On lots smaller than 6,000 square feet, before any lot splits or zero lot line subdivisions, one space per unit.
 - c) On lots larger than 6,000 square feet, before any lot splits or zero lot line subdivisions, one space per unit for studios and 1-bedroom units, two spaces per unit for 2-bedroom and 3-bedroom units;

...

Chapter 20.65
NONCONFORMING USES AND STRUCTURES

20.65.030 Enlargement, modification, or replacement of nonconforming structures and sites.

...

(3) A nonconforming accessory structure in an R zone, which is nonconforming as to setbacks or lot coverage, may be converted to an accessory dwelling unit. Size, quantity, and other standards and criteria for accessory dwelling units otherwise apply consistent with PMC 20.20.010 (11).

~~(3)~~ (4) An existing single-family residence located in an RM zone or a C zone may be removed and replaced on the same site with a new single-family residence; provided, that the existing residence is the only unit now occupying the property and that construction of the new single-family residence is completed (i.e., receives final city occupancy approval) within one year of issuance of a demolition permit to remove the existing residence. Upon a finding of good cause shown, the development services director may extend the prescribed one-year timeline for up to an additional six months in order to allow completion of the residence's construction. Said new single-family residence shall be subject to all development standards of the RS-04 zone.

(4) (5) If substantial new construction occurs on a preexisting developed site within the C, M, O or PF, MED, MX or RM zone, or on a site containing any non-single-family residential use within an RS zone, wherein parking, landscaping, signage or fencing do not conform to current municipal code standards, said nonconforming parking, landscaping, signage or fencing shall be brought up to code as determined by the impacted area of redevelopment, defined by the scope of work (i.e., if the proposal would modify or rebuild areas of the site that do not conform to current code standards such proposal shall be in conformance with the applicable code standards applying to that area of work). Major changes of use to preexisting structures (e.g., residential to commercial conversions) shall be required to meet current parking and landscaping codes regardless of the dollar value of any improvements. Any code-required landscaping shall not be required if its provisions are prohibited by location of a preexisting structure or would cause the amount or dimensions of on-site parking, including access drives, to not meet current standards.

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***Title 21
ENVIRONMENT***

Chapter:

21.20 Impact Fees

***Chapter 20.21
IMPACT FEES***

21.20.120 Park Impact Fees.

(1) The impact fees for parks are hereby established as follows:

Type of Development and Size of Development	Park Impact Fee	Unit
Residential Less than 500 sq. ft.	\$1,560.05	Per residential dwelling unit. Refer to PMC 21.20.120(2) for accessory dwelling unit impact fee.
Residential 500 – 999 sq. ft.	\$2,313.53	Per residential dwelling unit. Refer to PMC 21.20.120(2) for accessory dwelling unit impact fee.
Residential 1,000 – 1,999 sq. ft.	\$3,291.31	Per residential dwelling unit
Residential	\$4,017.30	Per residential dwelling unit

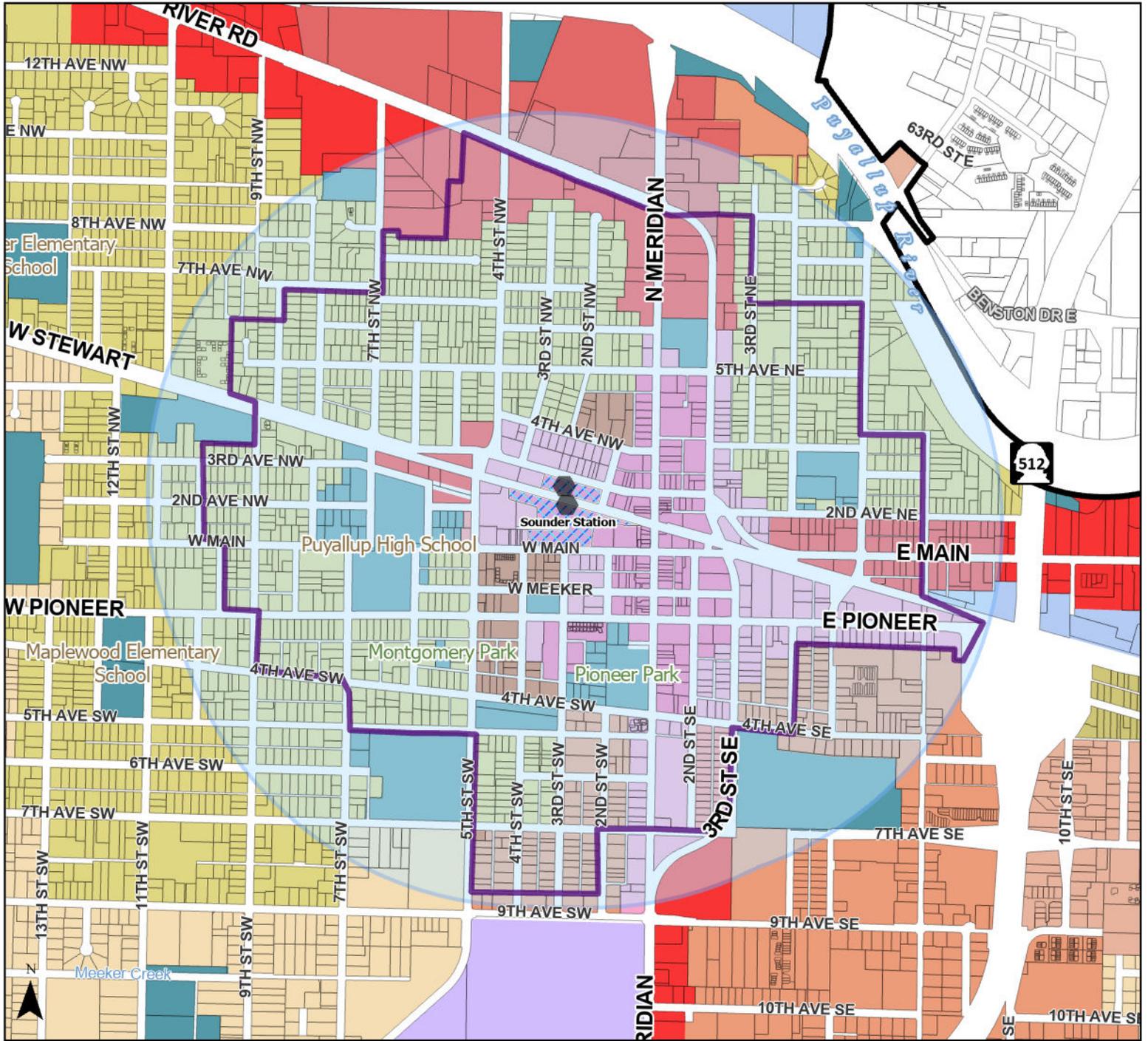
Type of Development and Size of Development	Park Impact Fee	Unit
2,000 or more sq. ft.		
Manufacturing*	\$0.87	Per square foot

* This shall include all manufacturing uses as provided for in PMC [20.35.010](#) or similar manufacturing uses.

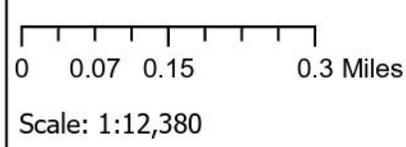
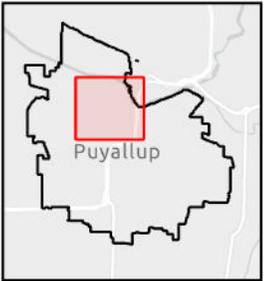
(2) Impact fees for accessory dwelling units (ADUs) shall be reduced by 80 percent; ADUs less than 500 square feet in size shall pay \$312.01 and ADUs between 500 and ~~900~~ 1,000 square feet in size shall pay \$462.71.

City of Puyallup

Half Mile Walkshed From Sounder Station



Legend	
	Sounder Station Bay
	Half Mile Sounder Station Buffer
	Parcels
	City Limits
	Puyallup Sounder Station
	Half Mile Walk
Zoning	
	CBD - Central Business District
	CBD-CORE - Central Business District Core
	CG - General Commercial
	CL - Limited Commercial
	FAIR - Fair
	ML - Limited Manufacturing
	PF - Public Facilities
	RM-10 - Medium Density Multiple-Family Residential
	RM-20 - High Density Multiple-Family Residential
	RM-CORE - Regional Growth Center Oriented Multi-Family Residential
	RMX - River Road Mixed Use
	R5-04 - High Urban Density Single-Family Residential
	R5-06 - Urban Density Single-Family Residential
	R5-08 - Medium Density Single-Family Residential



Date: 5/15/2025

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