



CITY OF PUYALLUP

STATE ENVIRONMENTAL POLICY ACT DETERMINATION OF SIGNIFICANCE (DS) AND REQUEST FOR COMMENTS ON SCOPE OF ENVIRONMENTAL IMPACT STATEMENT (EIS) FOR THE CITY'S COMPREHENSIVE PLAN PERIODIC UPDATE

Date of issuance: August 28, 2023

Lead agency: City of Puyallup, Puyallup, Washington

Project Number: PLSSP20230091

Project Name: Puyallup 2044 – Periodic Update to Puyallup's Comprehensive Plan and Development Regulations in Title 18, 19, 20, & 21 the Puyallup Municipal Code (PMC)

Proponent: City of Puyallup

Agency Contact: Kendall Wals, Senior Planner, kwals@puyallupWA.gov, (253) 841-5462.

Purpose of Notice: The purpose of this notice is to invite comments on the scope of an Environmental Impact Statement to be prepared for the 2024 update to the City of Puyallup Comprehensive Plan and corresponding development regulations in Title 18, 19, 20, & 21, etc. in the PMC.

Description of Proposal: The City of Puyallup is proposing to review and update its Comprehensive Plan (Plan), consistent with the Washington State Growth Management Act (GMA), Revised Code of Washington (RCW) Chapter 36.70A.

The Puyallup Comprehensive Plan is the long-term vision and plan for managing the built and natural environment in the City of Puyallup. It includes policy direction for community development, housing, economic development, environmentally sensitive areas, public services, annexation, and related issues. The City's Comprehensive Plan was developed under the provisions of the State of Washington's Growth Management Act (Chapter 365-196, WAC); it was initially adopted in September 1994 and last updated in 2015. The Comprehensive Plan also addresses the revitalization of Puyallup's historic downtown.

The proposed major update of the Comprehensive Plan will set the vision for the city for the next 20 years (i.e., now until 2044). The changes must be adopted by December 2024. The major topics to be considered in the update will include:

- Population and job growth
- Transportation
- Environment and sustainability
- Housing and land use
- Equity

In addition to the policy amendments to the Comprehensive Plan, the City will also review the implementing development regulations and propose modifications consistent with the policy changes. It is anticipated that these code amendments will be adopted by July 2025.

Affected Geographic Area: The policies in the Comprehensive Plan, along with the associated development regulations in the City of Puyallup municipal code, affect all of the City of Puyallup, as well as potential annexation

areas within the Puyallup Urban Growth Area.

EIS Required: The City of Puyallup has determined that this proposal has the potential to result in significant adverse impacts on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared.

The EIS is a document that will provide information about the Comprehensive Plan Update to agencies, tribes, and all interested groups and individuals. The EIS will include information on potential growth alternatives, existing environmental conditions, potential significant environmental impacts, and potential measures to mitigate impacts. The process of developing the EIS will provide opportunities for the public, agencies, and Tribal Governments to participate in developing and analyzing information. Preparation of the EIS will assist with the development of the Comprehensive Plan Update and the decision-making process.

The lead agency has identified the following areas for discussion in the EIS:

- **Built Environment**
 - Land use and urban form (including natural resource lands, such as farm, forest, and mineral lands)
 - Housing
 - Socioeconomics
 - Transportation
 - Parks and recreation
 - Public services and utilities
 - Cultural resources
- **Natural Environment**
 - Air quality/climate
 - Water resources
 - Wildlife and vegetation
 - Energy and natural resources (including scenic resources)

Alternatives: Alternatives for the Plan update will be determined through the scoping process according to WAC 197-11-440(5)(b). Reasonable alternatives shall include actions that could feasibly attain or approximate the proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation. A No Action Alternative will also be evaluated. Materials related to the environmental review for the 2024 update will be posted at <https://bit.ly/Puyallup2044> as they are available.

Scoping: Agencies, tribes, members of the public, and others are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The city will hold an upcoming in-person community workshop which will serve as a public meeting for scoping, as well as the community workshop for the periodic update. Details on the event are provided below. Comments may be submitted as follows:

1. Email comments to: Puyallup2044@PuyallupWA.gov
2. US Mail comments to:
City of Puyallup
Development & Permitting Services
Attn: Kendall Wals
333 S Meridian, 2nd Floor
Puyallup, WA 98371
3. Provide comments at a public meeting:
In-person Community Workshop
Wednesday, September 13, 2023
6:00 - 8:00 p.m.
Pierce College, College Center Building – Multipurpose Rooms
1601 39th Ave SE, Puyallup, WA 98374

Comment Deadline: Comments must be submitted by September 29, 2023.

Responsible Official: Jeffrey S. Wilson, AICP, Development & Permitting Services Director, (253) 841-5502, jwilson@puyallupwa.gov.

Signature Jeffrey S. Wilson

Date August 23, 2023

Appeals: You may appeal this Determination of Significance (DS) may be filed with the SEPA Responsible Official by applicable parties and agencies within 10 days of expiration of the comment period, or no later Monday, October 9, 2023.

Appeals will be accepted by via the CityView permit portal only (<https://permits.puyallupwa.gov/Portal>). Please call or email the Planning Division prior to submission of an appeal, if possible. Planning Division contact information: Planning@PuyallupWA.gov or (253) 864-4165.

To file an appeal electronically, please visit <https://permits.puyallupwa.gov/Portal> and select “Apply for a Planning Permit”, selecting “Appeal to Hearing Examiner” from the project/permit type drop down when prompted.

Prior to submittal and payment of the \$650.00 appeal fee, consult PMC 21.04.205 regarding SEPA Appeals or contact the SEPA Responsible Official at Planning@PuyallupWA.gov or (253) 864-4165 to ask about the appeal procedures, if possible. Be prepared to make specific factual reasons, rationale, and/or the basis for the appeal. This determination will become final if no formal appeals are filed and/or reconsideration requests are made by the expiration date listed above.

Americans with Disabilities Act (ADA) Information: The City of Puyallup in accordance with Section 504 of the Rehabilitation Act (Section 504) and the Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability, in all of its programs and activities. This material can be made available in an alternate format by emailing Michelle Hannah at michelleo@puyallupwa.gov, by calling (253) 253-841-5485, writing us via mail (333 South Meridian, Puyallup, WA 98371) or by visiting the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371). Alternatively, please contact the project planner listed in section 4.2.