



## **City of Puyallup**

### **Development & Permitting Services**

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To: Planning Commission  
From: Katie Baker, Planning Manager  
Subject: **2024 Code Amendments – Phase I**  
Date: April 2, 2024

## **OVERVIEW**

The 2024 Periodic Comprehensive Plan update is currently underway, which is anticipated to include an audit and overhaul of the city's development regulations (PMC Titles 18, 19, 20, and 21). The goal of this update is to simplify and streamline the existing regulations, address regulatory gaps, and incorporate recent state legislative requirements. The work required to complete this task is extensive and has varying timelines; therefore, staff is recommending the work be completed in phases. This memo provides an overview of the proposed Phase I of the code amendment project, which includes a handful of amendments that can generally be characterized as very minor text changes with an outsized impact on customers.

## **PROPOSED AMENDMENTS**

### **I. Administrative design review for small projects (PMC 2.29.070)**

Amendment to this title does not require Planning Commission review and has been forwarded to City Council separately for consideration and adoption.

### **2. Outdoor storage on vacant residential lots (PMC 20.20.040 & 20.25.040)**

Code compliance staff often responds to questions about outdoor storage on vacant lots. Outdoor storage is highly regulated on commercial lots, with screening, paving, and stormwater requirements. However, the code is silent regarding storage on residential lots. Staff recommends prohibiting outdoor storage on vacant residential lots.

At the February 28 Planning Commission meeting, questions were asked regarding the definitions of outdoor storage and vacant. Outdoor storage is defined in the Puyallup Municipal Code and is defined below. Vacant is not defined in the code, therefore staff would rely on the common dictionary definition; this is also provided below. No changes to the draft code have been proposed.

#### Definitions:

**PMC 20.15: "Outdoor storage"** means the storage of any product, material, vehicle, equipment, junk or scrap outside the confines of an enclosed building or structure, and more specifically defined as:

(1) Merchandise Display. Display of products and materials, and operable vehicles and equipment, for the principal purpose of offering for sale at retail, and incidental to the business existing on the premises:

(a) Complete Merchandise. Merchandise which is assembled and functional in its displayed form including operable vehicles and equipment, structures, plants, etc.; and

(b) Component Merchandise. Merchandise which is not assembled and functional in its displayed form including building and landscaping materials, auto parts, etc.;

(2) Equipment and Material Storage. Storage of any equipment or materials in usable condition which are not being specifically displayed as merchandise or offered for sale at retail; and

(3) Junk and Scrap Storage. Storage of used products or scrap materials such as wood, cloth, paper, glass, metal, plastic, or rock material which could be refurbished, recycled, or converted into usable stock or material.

**Dictionary.com: “Vacant”**

- Having no contents; empty; void
- Having no occupant; unoccupied

**3. Front and street-side setbacks in RM-Core and Downtown planned action area (PMC 20.25.0215)**

This code section was amended with the adoption of the Downtown planned action so that the established setbacks for the RM-Core zone would also apply to the RM-20 zoned properties within the planned action area. The lack of clear punctuation has led to confusion for both customers and staff regarding whether the setbacks also applied to RM-Core properties outside of the Downtown planned action area (i.e., South Hill). Staff recommends minor edits to the title and the first line of code for clarification that the setbacks apply to all RM-Core properties and only those RM-20 properties within the planned action area (Downtown).

At the previous Planning Commission discussion, it was recommended to break up the zone references into two sentences. An amended draft to that effect has been provided in the attached table.

**4. Pedestrian view plane for glazing requirements (PMC 20.26.300)**

New buildings in commercial zones are required to contain glazing for 60% of the street-facing façade. The Downtown and Mixed Use design standards require this 60% requirement to be met only for the pedestrian view plane (between two and eight feet above grade. The general commercial design standards do not contain language that specifies this requirement for the pedestrian view plane; therefore, this standard has been applied to the entire façade. This has been a difficult requirement for applicants to meet, and ultimately exceeds the intent of the standard, which is to result in human-scaled development by increasing glazing at the pedestrian level. Staff recommends adding language that the glazing requirement is calculated only for the pedestrian view plane.

No comments or alternate direction was provided during the February 28 Planning Commission meeting, therefore no changes to the draft code have been proposed.

**5. Prohibition of methadone clinics in the MX zones (PMC 20.31.015)**

In 2016, after multiple study sessions with the Planning Commission, City Council adopted code amendments to limit the establishment of methadone clinics to the Medical (MED) zone in the City. It came to Planning staff's attention recently that the MX zone chapter, which regulates use allowances only through prohibited and conditionally permitted uses (rather than a list of permitted uses), was silent regarding methadone clinics. This resulted in an inconsistency with the prior Council direction to allow these clinics only in the MED zone. Staff recommends adding methadone clinics to the list of prohibited uses in the MX zone.

This item raised multiple questions and requests for further analysis; therefore, staff will separate this amendment from the remainder of the amendment package.

**6. Daycare parking standards (PMC 20.55.010)**

Daycare parking standards have long been identified as a barrier to new daycare centers being established in the City. The current required parking ratio requires approximately 35-40 parking spaces for an average-sized daycare (4,500 square feet), which is significantly higher than what is required in surrounding communities. While daycares generally need parking for their staff, their clients' parking needs are typically met with a few drop-off/pick-up spaces, rather than all-day parking. Staff recommends requiring parking spaces on a lower per-classroom basis, rather than the current high per-square-foot basis.

Planning Commissioner recommended separate parking ratios for the office component (all-day parking) and the classroom component (drop-off/pick-up parking). The draft code in the attached table has been amended to reflect that distinction.

## **REVIEW PROCESS**

Per Puyallup Municipal Code (PMC) Section 20.91.020, amendments to the zoning code (PMC Title 20) require review by the city's Planning Commission. The Planning Commission will review and make a recommendation to the City Council, which makes the final decision to approve, modify, or deny said amendments.

City staff is anticipating this will be the final work session with the Planning Commission, with a public hearing on the proposed code amendments anticipated in early May. Following the public hearing, staff will then present the amendments and recommendation to the City Council for consideration and adoption.