



## **City of Puyallup**

### **Development & Permitting Services**

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To: Planning Commission  
From: Katie Baker, Planning Manager  
Subject: **2024 Code Amendments – Phase I – Public Hearing**  
Date: May 16, 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 that 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 recommends the work be completed in phases. This memo provides an overview of the proposed Phase I of the code amendments, which includes four amendments that can generally be characterized as very minor text changes with an outsized impact on customers.

Planning Commission will hold a public hearing on May 22, 2024, regarding the following four amendments. Please see below for a summary of the proposed municipal code amendments and Attachment B of the agenda item for the proposed amendment text.

## **SUMMARY OF PROPOSED AMENDMENTS**

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

Code compliance staff occasionally responds to concerns about outdoor storage on vacant residential lots. Outdoor storage is highly regulated on commercial lots, with screening, paving, and stormwater requirements. Additionally, junk and vehicle storage are already regulated through the International Property Maintenance Code.

In discussions with the city's code compliance officer, there is a missing regulation when complaints are received regarding outdoor storage specifically on vacant residential lots. The proposed code amendment adds a performance standard to the Single Family and Multi-Family Residential zone chapters clearly prohibiting outdoor storage on vacant residential lots.

For reference, "outdoor storage" is defined in the Puyallup Municipal Code and is included below; this also includes a definition of "junk storage". "Vacant" is not defined in the code, therefore staff would rely on the common dictionary definition; that is also provided below.

#### 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

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

This code section was amended in 2018 when the Downtown planned action was adopted, so that the established setbacks for the RM-Core zone would also apply to 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). The setback standards are intended to apply to all RM-Core properties and only those RM-20 properties within the planned action area (Downtown), and the code language has been broken up into two sentences to make that clear.

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

New buildings in commercial zones must contain glazing for at least 60% of its surface area. The Downtown and Mixed Use design standards apply this 60% requirement only to the pedestrian view plane (between two and eight feet above grade). The general commercial design standards in PMC 20.26 do not contain similar 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. The proposed amendment adds language to clarify that the glazing requirement is calculated only for the pedestrian view plane.

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

Daycare parking standards have long been identified as a barrier to establishing new daycare centers 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. The existing daycares in the City have about 15-20 spaces for that average-sized building, including 2-8 drop-off spaces.

In response to the Planning Commission's discussion on this topic, the proposed amendment establishes a parking ratio on a per-classroom basis and allows for a percentage of those total spaces to be used for drop-off/pick-up parking.

**ANALYSIS**

Per PMC 20.91.010, any amendment to Title 20 shall be based on the consistency of said amendment with the goals and policies of the comprehensive plan.

Staff has reviewed applicable policies throughout the Natural Environment, Land Use, Community Character, Economic Development, and Parks, Recreation, and Open Space Plan Elements and identified the following Comprehensive Plan policies related to the proposed zoning code amendments:

## **Land Use Element**

LU - 1 Establish clear and predictable land use permit processes that encourage public input and provide consistent application of regulations.

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

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

LU - 17 Plan for flexible commercial and mixed-use areas that serve the community, are attractive, are compatible with adjacent land uses, incorporate pedestrian-scale design, and have long-term economic vitality.

## **Community Character Element**

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

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

CC - 2 Puyallup's built environment is characterized by high-quality urban design that accommodates a mix of compatible residential, commercial and light industrial uses.

CC - 2.1 Adopt urban design principles that recognize the unique characteristics of different types of development, including single-family, multi-family, mixed-use, and various types and sizes of commercial and industrial development.

CC - 2.6 Refine design standards so new projects enhance the livability and the aesthetic appeal of the community.

CC - 2.7 Require commercial, mixed-use, and multi-family development to incorporate a variety of public amenities, such as public and pedestrian access, pedestrian-oriented building design, mid-block connections, public spaces, parks and open spaces, community activities, and solar access.

## **STAFF RECOMMENDATION**

City staff recommends the Planning Commission forward a recommendation of approval to the City Council for the draft municipal code amendments to four sections of Title 20 - Zoning.

The staff recommendation is provided based on the following findings of the criteria from PMC 20.91.010:

I) The proposed municipal code text amendments are found to be consistent with the goals and policies of the City's Comprehensive Plan.