



PLANNED ACTION DETERMINATION – REVIEW CHECKLIST

Application # P-21-0008

PART ONE: PROPERTY AND PROPOSAL INFORMATION

Applicant	Name: DON HUBER		
	Address: PO BOX 64160		
	Email: don@spp-mfg.com		
	Phone: _____		
Property Address and Parcel Num.	Address: XXX 2ND ST NE		
	Parcel ID Number per Pierce County Assessor: 7600200051		
Property Zoning	District Name: CBD	Building Type: MULTIFAMILY	
Property Size in Acres	0.771		
Permits Requested (list all that apply)	Planning: PRELIMINARY SITE PLAN		
	Building: COMMERCIAL BUILDING PERMIT		
	Fire Services & Prevention: COMMERCIAL BUILDING PERMIT		
	Engineering: CIVIL SITE DEVELOPMENT PERMITS		
	SEPA Checklist Submitted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	All Applications Deemed Complete? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Existing Land Use	Describe Existing Uses on the Site: VACANT LAND		
Proposed Land Use – Allowed per zoning district. Circle All That Apply	<ul style="list-style-type: none"> ▪ Commercial Uses: Office, Retail, Other _____ ▪ Civic: fire and emergency medical services (EMS), police services, schools, and parks and recreation facilities. SEE PMC 20.30.010 ▪ Infrastructure and utilities: roadways, water, wastewater and stormwater facilities ▪ Residential Dwellings. ▪ Residential/Commercial Mixed Use. 		
Dwellings	# Existing Dwellings: # _____ Type N/A # _____ Type _____	# Proposed Dwellings Units: 29 Type APARTMENTS # _____ Type _____ # _____ Type _____	Proposed Density (du/ac): 37.6 UNITS/ACRE
	Dwelling Threshold 2018-2035 Net Increase: 1,039	Remainder as of 11/19/21 (mm/dd/year) 1,039 dwellings 1,010 net minus subject project	

Non-residential Uses: Building Square Feet	Existing: N/A	Proposed: N/A - NO NON-RESIDENTIAL PROPOSED	
	Commercial Square Feet Threshold 2018-2035 Net Increase: 1,029,681 square feet	Remainder as of _____(mm/dd/year) _____ square feet	
Public Service and Utilities	Type of Use: N/A Square Feet: _____	Facilities identified in the Puyallup Downtown Planned Action EIS? Yes: _____ No: _____	
Building Height	Existing Stories: N/A Existing Height in feet: N/A	Proposed Stories: 3 STORIES Proposed Height in feet: 35'	
Parking Spaces	Existing: N/A	Proposed: 49	
PM Peak Hour Weekday Vehicle Trips	Existing Estimated Trips Total: 0	Future Estimated Trips Total: 158	Net New Trips: 158 13
	Source of Trip Rate: ITE Manual <input checked="" type="checkbox"/> Other _____		Trip Bank Threshold External Trips 2015-2035: 5,505 Remainder as of 11/29/21 (mm/dd/year) 5,347 5,492 _____ trips

PART TWO: REVIEW CRITERIA

The City's SEPA Responsible Official may designate as "planned actions", pursuant to RCW 43.21C.440 and WAC 197-11-164 to 172, applications that meet all of the following conditions (Ordinance 3173 and PMC 20.48.020):

Criteria	Discussion
(a) the proposal is located within the Planned Action Subarea identified in Exhibit A of Ordinance 3173;	Confirmed
(b) the proposed uses and activities are consistent with those described in the Planned Action EIS and PMC 20.48.020(4);	Confirmed
(c) the proposal is within the Planned Action thresholds and other criteria of PMC 20.48.020(4);	Confirmed
(d) the proposal is consistent with the City's Comprehensive Plan and applicable zoning regulations;	Confirmed
(e) the proposal's significant adverse environmental impacts have been identified in the Planned Action EIS;	Confirmed
(f) the proposal's significant impacts have been mitigated by application of the measures identified in Exhibit B, PMC 20.48.020(4), and other applicable city regulations, together with any modifications or variances or special permits that may be required;	Confirmed

Criteria	Discussion
(g) the proposal complies with all applicable local, state and/or federal laws and regulations, and the Responsible Official determines that these constitute adequate mitigation; and	Confirmed
(h) the proposal is not an essential public facility as defined by RCW 36.70A.200(1) unless an essential public facility is accessory to or part of a residential, office, school, commercial, recreational, service, or industrial development that is designated a planned action consistent with RCW 43.21C.440 and any rules adopted pursuant to the law.	Confirmed, project is not an essential PF

PART THREE: DETERMINATION

Applications for planned actions shall be reviewed pursuant to the following process (Ordinance 3173 and PMC 20.48.020 (7)):

Requirement	Discussion
Development applications shall meet all applicable requirements of the PMC. Applications for planned actions shall be made on forms approved by the City and shall include a SEPA checklist, or an approved Planned Action checklist.	Confirmed
The application is complete consistent with PMC and state laws.	Confirmed
The application is within the Planned Action area defined in Exhibit A, and consistent with the criteria of Ordinance 3173.	Confirmed
Is a development agreement proposed? (Optional) If so, are the procedures and requirements of the development agreement met?	N/A

Determination

A. Qualifies as a Planned Action: The application is consistent with the criteria of Ordinance 3173 and thereby qualifies as a Planned Action project.



It shall proceed in accordance with the applicable permit review procedures specified in the Puyallup Municipal Code, except that no SEPA threshold determination, EIS or additional SEPA review shall be required.

Notice shall be made pursuant to the Puyallup Municipal Code and Ordinance 3173 as part of notice of the underlying permits and shall include the results of the Planned Action determination.

The Responsible Official shall notify the applicant of his/her decision and shall mail or otherwise verifiably deliver said Determination to the applicant; the owner of the property as listed on the application; and federally recognized tribal governments and agencies with jurisdiction over the Planned Action Project, pursuant to Chapter 1, Laws of 2012 (Engrossed Substitute Senate Bill (ESSB) 6406).

If notice is not otherwise required for the underlying permit, no special notice is required.

The review process for the underlying permit shall be as provided in the Puyallup Municipal Code.

Signature	 
Date:	11/29/21 Revised trip count using PM peak hour, 9/23/24

B. Does not Qualify as Planned Action: The application is not consistent with the criteria of Ordinance 3173, and does not qualify as a Planned Action project for the following reasons:

- _____
- _____
- _____
- _____

Projects that fail to qualify as Planned Actions may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The Responsible Official shall notify the applicant and shall mail or otherwise verifiably deliver said Determination to the applicant; the owner of the property as listed on the application; and federally recognized tribal governments and agencies with jurisdiction over the Planned Action Project, pursuant to Chapter 1, Laws of 2012 (Engrossed Substitute Senate Bill (ESSB) 6406).

The SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.

SEPA Process Prescribed: **Qualified project under EIS, no new threshold determination required**

Signature	_____
Date:	_____