



City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

PRELIMINARY*

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (DNS)

*This determination will become final if no formal appeals are filed and/or reconsideration requests are duly received

for
Title 19 Code Amendments
Code Text Amendment , SEPA Checklist
Project # PLCTA20250096
[Online Permit File](#)

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| Date of Issuance: | December 08, 2025 |
| Description of Proposal: | Title 19 Code Amendments |
| Location of Proposal: | 333 S MERIDIAN, PUYALLUP, WA 98371; |
| Proponent: | City of Puyallup - Planning Division |
| Lead Agency Responsible Official: | Katie Baker, AICP Planning Manager City of Puyallup Planning Division 333 S. Meridian Puyallup, WA 98371 (253) 435-3604 www.cityofpuyallup.org |
| Approvals required: | City of Puyallup City Council (final ordinance) |

A. PROJECT SPECIFIC MATERIALS (INCORPORATION BY REFERENCE - WAC 197-11-635):

The subject Threshold Determination herein and associated environmental findings are based upon review of the following documents submitted by the applicant and official responses from the city in regard to the underlying permit(s). These documents are incorporated by reference, in accordance with WAC 197-11-635, and are available for public review on [the City's online permit portal](#) and the [project webpage](#).

- SEPA Checklist/Non-Project Action Checklist, completed by the Planning Division. Dated December, 2025
- Puyallup Municipal Code, Title 19 and 20 draft code amendments.

A summary of the amendments proposed, including key environmental issues addressed and associated findings made during the threshold determination process, is as follows:

Key Proposed Changes

Significant updates proposed to Title 19 include:

- **Short Plat Expansion:** Increase the maximum number of lots permitted in a Short Plat from four (4) to nine (9) lots. Preliminary Major Plats would apply to subdivisions creating ten (10) or more lots.
- **Two-Step Short Plat Process:** Establish a preliminary Short Plat review requiring a minimum level of improvements (e.g., utilities, access, street frontage) before final Short Plat recording. Currently, no improvements are required prior to recording; most Pierce County jurisdictions use a similar two-step approval process.
- **New Subdivision Types:** Consistent with recent state law, introduce standards and procedures for **Unit Lot Subdivisions (ULS)** and **Residential Lot Splits (RLS)** .
- **Administrative Final Plat Approval:** Modify the final review process for Major Plats to allow **administrative approval** by staff rather than requiring **City Council approval** .
- **Binding Site Plan (BSP) Updates:** Update BSP provisions to allow **administrative approval** (currently approved by the Hearing Examiner).
- **Design Standards Streamlining:** Consolidate and clarify subdivision design standards to eliminate redundancies and improve usability.
- **Procedural Updates:** Update processing timelines (consistent with **SB 5290**), and revise public noticing and comment procedures for subdivision applications. These include **amendments to both Title 19 and Title 20 (zoning)**.

Environmental Review Findings:

- No significant adverse environmental impacts anticipated as a result of the legislation.
- Development will occur in urbanized areas with existing infrastructure and remain subject to critical areas, stormwater, and concurrency regulations.
- Impacts to water, air, noise, plants, wildlife, and natural resources expected to be comparable to other housing developments.
- No known or anticipated effects on environmentally sensitive areas, shorelines, or incompatible land uses as a result of the legislation. Project specific environmental review would occur on a site by site basis.

Determination of Non-Significance

Upon review of applicable documentation, the responsible official of the lead agency hereby finds that this proposed permit action would not result in a probable significant adverse impact on the environment. The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

An Environmental Impact Statement (EIS) is not required, under RCW 43.21C.030 (2) (c). This finding is made pursuant to RCW 43.21C, PMC 21.04.120 and WAC 197-11 after reviewing a completed environmental checklist and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public upon request.

COMMENTS

Comments on this preliminary DNS must be submitted within 14 days or by **5:00 p.m. on December 22, 2025** (14 days from issuance date) to the Responsible Official at City of Puyallup Development Services Center. Comments will be accepted by mail, or (preferably) by email.

- Please mail to: Development Services Department, Attn: Michelle Ochs, 333 S Meridian, Puyallup, WA 98371.
- To submit comments electronically, please send via E-mail to: Planning@PuyallupWA.gov ; or contact the case planner below.
- Chris Beale, Senior Planner at (253) 841-5418 or CBeale@PuyallupWA.gov

APPEALS

Consistent with WAC 197-11-545 regarding commenting parties and agencies, an appeal the subject DNS may be filed via a written request with the SEPA Responsible Official by applicable parties and agencies by **5:00 pm on January 05, 2026** .

Appeals will only be accepted via the City's online permits portal. Please call the case planner listed above prior to submission of an appeal to make arrangements for submittal of the appeal documents.

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. 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.

Publication Date: December 17, 2025

Notice Published in: Tacoma Weekly



Chris Beale
Senior Planner

December 08, 2025

Date



Katie Baker, AICP
City of Puyallup SEPA Responsible
Official

December 08, 2025

Date

Attachments:

- A. Environmental Checklist
- B. Draft code amendments