



# CITY OF PUYALLUP

## Development & Permitting Services Department

333 South Meridian

Puyallup, WA 98371

253-864-4165 | [Planning@puyallupwa.gov](mailto:Planning@puyallupwa.gov)

PRELIMINARY\*

### DETERMINATION OF NON-SIGNIFICANCE (DNS)

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

for

#### City of Puyallup Shoreline Master Program Periodic Review and Amendments to PMC Chapter 21.06

Project #PLSSP20220009

Date of Issuance:	February 22, 2022
Description of Proposal:	This non-project action is the City of Puyallup's Shoreline Master Program (SMP) periodic update and associated amendments to PMC Title 21.06. The update is intended to ensure that the City's SMP complies with changes in state law, remains consistent with Puyallup plans and regulations, and responds to changed circumstances and new information. The update also includes changes to improve clarity of shoreline and critical area permitting procedures. Amendments to PMC Chapter 21.06 include changes to wetland criteria as well as adding references the SMP and shorelines of the State.
Location of Proposal:	This is a non-project SEPA determination (not site-specific). The Shoreline Master Program applies to all areas of Puyallup within the shoreline designation. PMC Chapter 21.06 applies to all critical areas in Puyallup.
Proponent:	City of Puyallup – Development and Permitting Services Department, Planning Division 333 South Meridian Puyallup, WA 98371
Lead Agency Responsible Official:	Katie Baker, AICP, Planning Manager City of Puyallup Development & Permitting Services Dept. 333 South Meridian Street Puyallup, WA 98371 (253) 864-4165 <a href="mailto:Planning@PuyallupWA.gov">Planning@PuyallupWA.gov</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 regarding the underlying project. These documents are incorporated by reference, in accordance with WAC 197-11-635, and are available for public review. To request access to electronic copies of project materials, please contact [Planning@PuyallupWA.gov](mailto:Planning@PuyallupWA.gov) or (253) 864-4165, or visit <https://permits.puyallupwa.gov/Portal> and search the for the permit (PLSSP20220009) by selecting “application search” under Planning Division section.

- i. SEPA checklist dated **February 2, 2022**.
- ii. Draft Shoreline Master Program periodic update, Chapters 1-8; including alternative amendment options for Chapters 1, 7 and 8.
- iii. Draft amendments to PMC Chapter 21.06, including an alternative amendment option.

---

**FINDINGS AND CONCLUSIONS**

The SEPA Responsible Official for the City of Puyallup hereby makes the following findings and conclusions based upon a review of the environmental checklist and attachments, other information, and studies on file for the project, and the policies, plans and regulations designated by the City of Puyallup as a basis for the exercise of substantive authority under the State Environmental Policy Act (SEPA) pursuant to the Revised Code of Washington (RCW) 43.21C:

**NON-PROJECT ACTION**

The Responsible Official offers the following analysis and conclusions related to this non-project SEPA action:

- The proposed amendments would ensure that the Puyallup SMP continues to comply with the Shoreline Management Act (SMA), as required under RCW 90.58.090(4). This includes changes such as clarifying language, an updated cost threshold for substantial development, updated definitions, added references to the WAC, and details on moratoria authority and procedures.
- The proposed amendments would improve the accuracy and clarity of the Puyallup SMP by updating external references and improving document organization and formatting.
- The proposed SMP amendments would prohibit treated wood and chainlink fencing in the shoreline jurisdiction, improving ecological functions and habitat.
- The proposed SMP amendments would make granting and denying Shoreline Substantial Development Permits Shoreline Administrator responsibilities instead of Hearing Examiner authority.
- The proposed amendments to PMC Chapter 21.06 would:
  - Use best available science for wetland criteria by adding further restrictions on exceptions, consistent with Department of Ecology guidance.
  - Improve clarity regarding shorelines of the state and SMP applicability.
  - Update the wetland mitigation ratios for preservation of wetland areas by referencing the most current Ecology guidance (note: alternative code text option).
- This non-project action is not anticipated to cause significant impacts to the environment. Any future development project(s) in the shoreline jurisdiction and/or impacting critical areas will also be subject to applicable development standards, site-specific environmental review, and compliance with Puyallup Municipal Code Title 21 – Environment.

## DETERMINATION OF NON-SIGNIFICANCE (DNS)

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 **3:00 p.m. on Tuesday, March 8, 2022** to the Responsible Official at City of Puyallup Development Services Center. Comments will be accepted by mail, in person (City Hall) or (preferably) by email.

- Please mail, or drop off in person, to: Development & Permitting Services, Attn: Michelle Ochs, 333 S Meridian, Puyallup, WA 98371.
- To submit comments electronically, please send via E-mail to: [Planning@PuyallupWA.gov](mailto:Planning@PuyallupWA.gov) or contact the case planner below.
- Kendall Wals, Senior Planner, at (253) 841-5462 or [kwals@PuyallupWA.gov](mailto:kwals@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 within 10 days of expiration of the comment period, or by **3:00 pm on Friday, March 18, 2022**.

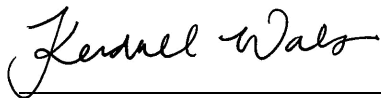
Appeals will be accepted by via the CityView permit portal only (<https://permits.puyallupwa.gov/Portal>). Please call or email the case planner listed below prior to submission of an appeal, if possible.

- 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.
- Kendall Wals, Senior Planner, at (253) 841-5462 or [kwals@PuyallupWA.gov](mailto:kwals@PuyallupWA.gov)

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](mailto: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: **February 24, 2022**

Notice Published in: **Tacoma News Tribune**



---

Kendall Wals  
Senior Planner

February 22, 2022

---

Date



---

Katie Baker, AICP  
City of Puyallup SEPA Responsible Official

February 22, 2022

---

Date

Attachments:

- A. Environmental Checklist with Non-Project Supplement