



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

PRELIMINARY*

DETERMINATION OF NON-SIGNIFICANCE (DNS) ADDENDUM (TO PRIOR CITY SEPA DETERMINATIONS)

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

2022 Comprehensive Plan Amendment (CPA)

Larson River Road CPA and Rezone

Comprehensive Plan Amendment with Rezone, SEPA Checklist

Project # PLCPR20220024

Date of SEPA issuance:	June 8, 2022
Description of Proposal:	Potential amendments to the City of Puyallup Comprehensive Plan and Zoning map. The proposed amendment consists of one (1) privately initiated future land use map amendment and a Zoning map amendment proposed to accompany and implement the Comprehensive Plan map amendment. <u>The proposed amendments are summarized in this determination document.</u> This is a non-project action SEPA determination; any future development will be subject to separate project specific SEPA review.
Location:	8424 River Rd (TPN 0420204282, 0420204069, 0420204263)
Title of documents referenced:	1994 Final EIS, adoption of City of Puyallup Comp Plan (09/1994) 2000 SEIS/Adoption/Addendum, City of Puyallup Comp Plan (10/2000) 2015 SEIS/Addendum/Adoption, City of Puyallup Comp Plan (07/2015)
Lead Agency:	City of Puyallup, Development & Permitting Services, Planning Division
SEPA Responsible Official:	Katie Baker, AICP City of Puyallup Planning Division 333 S. Meridian Puyallup, WA 98371 (253) 864-4165 Planning@puyallupwa.gov
Contact Person:	Kendall Wals, Senior Planner kwals@puyallupwa.gov (253) 841-5462
Approvals Required:	Amendments to the city's Comp Plan and official zoning map take effect following adoption by the City of Puyallup City Council
Anticipated Dates of Public Hearing and Action on Proposed Amendments:	Planning Commission Public Hearing – June 8, 2022 City Council Public Hearing – July 12, 2022 (anticipated date of first reading)
Anticipated Date of Final Action:	July 19, 2022

SUMMARY

This 2022 SEPA Determination has been prepared to address potential adverse environmental impacts associated with proposed amendments to the City of Puyallup Comprehensive Plan (“Comp Plan”). This Determination also addresses any and all implementing changes to the city’s zoning map and ordinance associated with the proposed future land use map amendment. The potential amendment has been proposed or initiated for consideration as a part of the 2022 Comp Plan amendment cycle.

The following prior City of Puyallup SEPA Determinations are being referenced in this Determination:

- 1994 Final EIS, adoption of City of Puyallup Comp Plan (09/1994)
- 2000 SEIS/Adoption/Addendum, City of Puyallup Comp Plan (10/2000)
- 2015 SEIS/Addendum/Adoption, City of Puyallup Comp Plan (07/2015)

This Determination is also intended to provide additional information on potential amendments not specifically addressed in the previous Determinations cited above.

DESCRIPTION OF PROPOSED ACTIONS

The proposed action consists of the following potential amendments to the City’s Comprehensive Plan Land Use map and official Zoning map, all of which are non-project actions with no actual development proposed at this time. The proposed amendment to the Puyallup Comp Plan Land Use and Zoning Maps are a privately initiated request. The proposed is subject to City Council final approval.

Comprehensive Plan & Zoning Map Amendment

Permit Number:	PLCPR20220024
Applicant:	AHBL, on behalf of Larson Automotive Group
Property Owner(s):	Larson Automotive Group
Site Address:	8424 River Rd and two unaddressed parcels
Parcel Number(s):	0420204282, 0420204069, 0420204263
Proposal:	The applicant requests a Comprehensive Plan amendment to convert the future land use designation and associated zoning of three parcels totaling 2.9 acres. The request would convert two parcels from Moderate Density Residential (MDR) and a split designated parcel of MDR and Auto Oriented Commercial (AOC) to the AOC land use designation for all three parcels. The request would also concurrently change the associated zoning from a combination of medium density multi-family residential (RM-10) and General Commercial (CG) to the CG zone for all three parcels.

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, and 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.

General Information

The following environmental analysis focuses on the areas where the proposed non-project action may have an effect on the environment; other areas where probable significant adverse environmental impacts may be analyzed would be covered under a project specific SEPA Determination.

Land Use and Comprehensive Plan

1. Two of the three subject parcels contain a pre-existing nonconforming outdoor vehicle storage use. The city's nonconforming code allows the existing nonconforming use to continue and may be modified if it increases conformity with city code for outdoor storage areas (e.g. addition of paving, landscaping and lighting, etc.).
2. One parcel is currently split designated Auto Oriented Commercial (AOC) and Moderate Density Residential (MDR) land use, and two of the parcels are currently designated MDR. The subject parcels received the current land use designations in 1994 and the current zoning (General Commercial – CG and Multi-family Residential – RM-10) in 1999, upon annexation into the City. Potential redesignation and rezoning of some or all the subject properties were reviewed as part of the City's 1999, 2000 and 2001 Comprehensive Plan Amendment cycles to convert the parcels to AOC land use and CG zoning; however, ultimately, the map amendments were not approved.
3. The AOC portion of the split zoned parcel is located within the River Road Corridor Planning Area and the majority of the subject parcels are located within the River Road Neighborhood Planning Area of the city's River Road Corridor Plan (sub-area plan of the Comp. Plan). The vision for the Corridor Planning Area was for the north side of River Road to redevelop into mixed-use development that would address the Puyallup River, and the south side of River Road would remain auto-oriented commercial for the foreseeable future. The Neighborhood Planning Area to the south of River Road was intended to remain a safe and desirable residential community with improved connections to the businesses along River Road, within the new mixed-use areas and beyond the Riverwalk Trail.
4. The three subject parcels were identified as vacant or underutilized in the 2021 Buildable Lands analysis. The 2021 Buildable Lands Report and draft (soon to be adopted) housing and employment growth targets for 2020-2044 anticipate that the city has ability to accommodate housing growth projections but is facing employment constraints. Based on the Report assumptions, there would be a net loss of 19 housing units for the site if the map change were approved, and an increase of 48 jobs.
5. The properties have access, through common ownership, to River Road which is considered a heavily trafficked arterial (major arterial) and the site is located within proximity to existing residential and commercial uses. The subject properties abut single-family residential development and zoning to the south. To achieve compatibility between zone districts where incompatible uses may abut or interface with each other, the city's design review standards and procedures code chapter includes a section on zone transition standards, which requires an extensive vegetative buffer, height limitations and lighting standards for specific uses (PMC 20.26.500). As a result, these standards would be applied between the existing single-family residential zoning and any proposed nonresidential use on the subject site. The buffer standards require a 30-foot dense vegetative screen (Type I standards of the City's Vegetation Management Standards, including earthen berm), utilizing evergreen trees at a specific spacing and pattern, understory shrubbery, fencing or masonry wall. Building heights are limited within the first 30 feet of setback from residential zones, with a gradual height increase beyond the initial 30 feet. Outdoor lighting standards are required to avoid glare and light spill; a lighting plan with photometric analysis and light fixture cut sheets from the manufacturer are required at the time of development review.

6. The Responsible Official finds that a change to AOC would not create a probable significant adverse impact given the employment capacity need, consistency with economic development policies, River Road Corridor Plan and Comprehensive Plan land use designation criteria, as well as existing design standards for mitigating impacts of abutting nonresidential uses.

Critical and Sensitive Areas

1. Potential critical areas on or adjacent to the subject property include critical aquifer recharge areas, volcanic hazard area, stream/shoreline master program (Puyallup River), fish and wildlife habitat, and FEMA seclusion area. The subject property is located within a critical aquifer recharge area (CARA) and volcanic hazard area. The Puyallup River and habitat is located north of the subject properties and the property is not located within regulated floodplain area. Any future development application would require critical area reports if the proposed project and/or use triggered review based on the City's adopted critical area ordinance.
2. The requested General Commercial (CG) zoning allows for a variety of commercial uses from professional office and general retail to hazardous waste treatment and storage.
 - a. The city's critical area code requires a critical area report for specific uses proposed within critical aquifer recharge areas. The critical area report is required to provide detailed information based on the site- and proposal-related information (PMC 21.06.1150).
 - b. Additionally, the critical area code contains prohibitions for hazardous facilities (and other uses) when located within volcanic hazard areas (PMC 21.06.1260). Project-specific proposals require review under these standards based on the proposed use.
3. The Responsible Official finds that the proposed change to AOC land use would not create a probable significant adverse impact given the fact that this is a non-project proposal; any project-specific impacts would be analyzed upon submittal of a future development application.

Historical and Cultural Resources

1. The Puyallup Tribe of Indians responded to the Notice of Application, noting that the subject properties are located within a high probability area for impacting cultural resources. The Tribe also noted that while the current proposal does not appear to include ground disturbance, any future development requiring ground disturbance will require a cultural resource survey prior to disturbance.
2. In the event that suspected historic artifacts, cultural artifacts, or objects of suspected archaeological value were discovered during any site excavation, grading or other form of site development/construction, all work on the project site would be required to stop immediately. The property owner/developer would be required to notify the City, the State Department of Archaeology and Historic Preservation (DAHP) and affected Tribal governments of any such findings. In these cases, the property owner/developer would be required to provide for a site inspection and evaluation by a professional archaeologist or historic preservation professional, as applicable, in coordination with the state and/or affected tribes.
3. The Responsible Official finds that a change to AOC would not create a probable significant adverse impact given the lack of ground disturbance proposed at this time; a cultural resources survey would be required at the time of review for any future development proposal(s).

Transportation

1. The subject properties receive access to River Road, major arterial roadway, and 15th St NW, minor collector, through adjacent properties to the north and east with common ownership.

2. The subject properties are not located within proximity to current public transportation routes. The closest bus route appears to be Pierce Transit Route 400 on W Stewart which travels from Puyallup to Downtown Tacoma; the closest bus stop appears to be approximately 0.60 miles from the subject properties. The Sounder Station also appears to be more than one mile away from the subject properties.
3. Staff analyzed the potential impacts comparing the PM peak hour trips of a multi-family residential development allowed by the current land use/zoning designation (MDR land use/RM-10 zoning) to commercial retail development under the proposed designation (AOC land use/CG zone). The proposed commercial retail use for the subject parcel would be expected to generate increased number of vehicular trips than a residential development under the current zoning. At the time of development, any surrounding intersections receiving more than 25 PM peak hour vehicle trips would require additional study for potential impacts to level of service standards and/or operational impacts. Any project-specific impacts would be analyzed upon submittal of a future development application.
4. The Responsible Official finds that a change to AOC would not create a probable significant adverse impact given the proximity to existing roadways and their classification, as well as the fact that any future project-specific development proposal will be required to be reviewed for potential transportation impacts and provide mitigation, as necessary.

SEPA THRESHOLD DETERMINATION

Addendum

The scope of the following amendment proposals was not specifically addressed in the prior SEPA Determinations as cited earlier in this document. However, given the expected scope of the proposed map amendment relative to the scope of existing plans, no net new significant adverse environmental impacts associated with this particular amendment have yet been identified. The proposed addendum for the map amendment is being processed pursuant to WAC 197-11-600. The following additional information on the potential amendments serves as an addendum to the prior Determinations cited above.

Relationship to prior SEPA/Assessment of Proposed Action: One parcel is currently split designated with Auto Oriented Commercial (AOC) and Moderate Density Residential (MDR) land use designations, and the other two lots are designated MDR. The subject parcels received the current land use designations in 1994 and the current zoning (General Commercial – CG and Multi-family Residential – RM-10) in 1999, upon annexation into the City. The proposed comprehensive plan map amendment with concurrent rezone would correct the split designation and convert all three parcels to Auto Oriented Commercial (AOC) land use and General Commercial (CG) zoning. The proposed land use and zoning designations would be consistent with the existing outdoor vehicle storage uses on two of the subject lots and allow for an increase in the city's employment capacity. Conformance with prescribed zoning performance and development standards as well as project specific SEPA review for any subsequent site development proposal would be expected to mitigate any potential individual impacts. Given the analysis provided above, no significant environmental impacts are anticipated at this time related to this set of proposed actions to the Land Use and Zoning maps.

Determination of Non-significance

The lead agency for the actions cited above has determined that they will not have a probable significant adverse impact on the environment beyond those noted as having been previously disclosed in prior documents as adopted herein. Therefore, this Addendum is appropriate SEPA documentation for the actions. This determination is based upon a review of the expected level of impacts relative to the prior

SEPA Determinations as noted. As cited above, any subsequent site development proposal would be fully subject to project specific SEPA review.

COMMENTS

Comments on this preliminary DNS Addendum must be submitted within 14 days or by **3:00 p.m.** on **Thursday, June 23, 2022** to the Responsible Official at City of Puyallup Development & Permitting Services Center. Comments will be accepted by mail, in person (City Hall) or (preferably) by email.

- Please mail to or drop off in person: Development & Permitting Services, Attn: Kendall Wals, 333 S Meridian, Puyallup, WA 98371.
- To submit comments electronically (preferred), please send via E-mail to: Planning@PuyallupWA.gov; or contact the case planner below.
- Kendall Wals, Senior Planner, at (253) 841-5462 or 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 the issuance of this DNS, or by **3:00 pm** on **Tuesday, July 5, 2022**.

Appeals will be accepted via the CityView permit portal only (<https://permits.puyallupwa.gov/Portal>). Please call or email Planning 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”, then select “Appeal to Hearing Examiner” from the project/permit type drop down when prompted.

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, if possible. 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: June 10, 2022

Notice Published in: Tacoma News Tribune



June 8, 2022

Kendall Wals
Senior Planner

Date



June 8, 2022

Katie Baker, AICP
City of Puyallup SEPA Responsible Official

Date

Attachments:

- A. Map of amendment request
- B. Environmental Checklist