



City Council Study Session Agenda

Puyallup City Hall is open and accessible to the public. This City Council meeting will be held in person at the Council Chambers on the 5th floor of City Hall, 333 S. Meridian, and virtually via the Zoom platform. The meeting can be watched via livestream on the city website (cityofpuyallup.org/meetings) or joined via Zoom using this link: <https://bit.ly/3zrHEQY>. To listen by phone, call 253-215-8782 and enter webinar ID 870 8213 5370 and passcode 235195.

Written comments will be accepted at info@puyallupwa.gov until 5:30 p.m and be distributed to the City Council prior to the meeting.

Tuesday, June 14, 2022
6:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE AGENDA

1. AGENDA ITEMS

1.a Community First Village: Pierce County's Comprehensive Plan to End Homelessness

1.b 2022 Comprehensive Plan Privately-Initiated Map Amendment
[Staff Memo](#)
[Map](#)

1.c 2023-2024 Biennial Budget Discussion
[2023-24 Budget Calendar](#)

CITIZEN COMMENTS

ADJOURNMENT



City Council Agenda Item Report

Submitted by: Kendall Wals

Submitting Department: Development Services

Meeting Date: 6/14/2022

Subject:

2022 Comprehensive Plan Privately-Initiated Map Amendment

Presenter:

Kendall Wals, Senior Planner

Recommendation:

No action at this time; information only.

Background:

The Growth Management Act allows jurisdictions to amend their Comprehensive Plan once each year. In Puyallup, amendments are first reviewed by the Planning Commission, which forwards its recommendation to the City Council for final action.

As part of the 2022 annual Comprehensive Plan amendment cycle, the City received two privately-initiated amendment applications, one of which was subsequently withdrawn by the applicant. The one remaining privately initiated Comprehensive Plan amendment application seeks the conversion of three parcels near 8424 River Road from the Moderate Density Residential (MDR) land use designation to Auto Oriented Commercial (AOC). Together, the three parcels total approximately 2.9 acres. One of the subject parcels is currently split designated MDR and AOC; the request would convert the MDR portion of this parcel to AOC along with the other two parcels.

The Planning Commission held two work sessions on the subject application along with a public hearing on June 8th. Staff will transmit the Planning Commission's recommendation to Council in conjunction with a public hearing on July 12th. The June 14th study session is intended to provide Council with an informational overview of the application in advance of the public hearing.

Council Direction:

Fiscal Impacts:

ATTACHMENTS

- [Staff Memo](#)
- [Map](#)



City of Puyallup

Development & Permitting Services

333 S Meridian | Puyallup, WA 98371

P: 253-841-5462 | E: kwals@puyallupwa.gov

To: City Council
From: Kendall Wals, Planning Division

RE: 2022 Privately Initiated Comprehensive Plan Amendment

Date: May 27, 2022

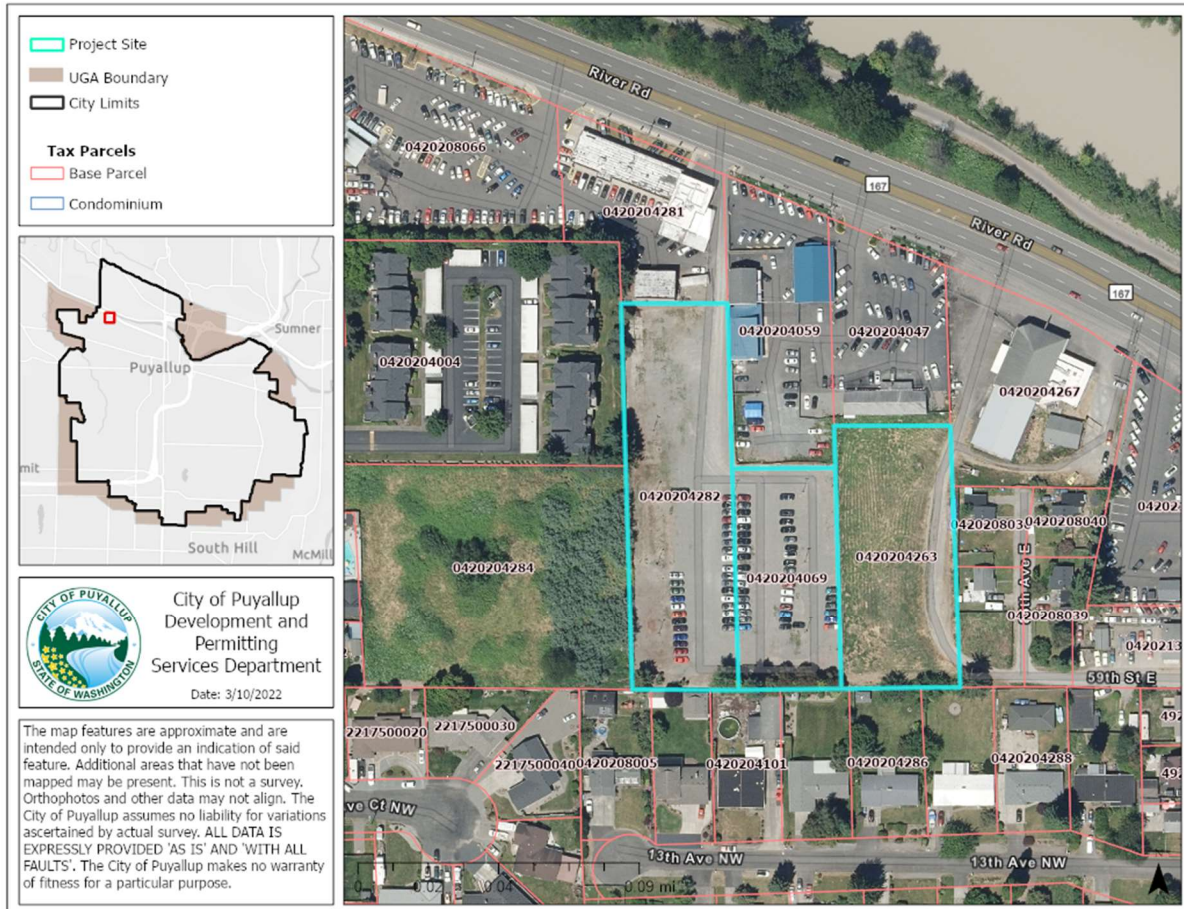
INTRODUCTION

The city received two privately initiated map amendment applications for consideration as part of the 2022 Comprehensive Plan Update cycle. However, one application (Benaroya Capital Company LLC; 1015, 1019-1021 39th Ave SE) was withdrawn by the applicant. As a result, only one (1) privately initiated map amendment will be considered as part of the 2022 Comprehensive Plan Amendments. The location, summary of the request and decision criteria are included in this staff memo.

The Planning Commission held two work sessions on the subject application and is scheduled to hold a public hearing on June 8, 2022. City staff will present the Planning Commission's formal recommendation to the City Council for consideration at a Public Hearing anticipated to be held on July 12, 2022. The June 14 study session is intended to provide the City Council with an informational overview of the application.

APPLICATION

Vicinity Map



Application Information

Permit Number: PLCPR20220024
Applicant(s): AHBL, on behalf of Larson Automotive Group
Property Owners: Larson Automotive Group
Location: 8424 River Rd (TPN 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.

REVIEW CRITERIA

Code Decision Criteria

Puyallup Municipal Code (PMC) 18.40.071 requires that specific criteria be met for approval of privately initiated plan amendment proposals. The burden of proof for justifying an amendment lies with the applicant, who must demonstrate that the request complies with subsections (1) and (2) and/or (3), provided below:

- (1) The proposed change will further and be consistent with the goals, objectives and policies of the comprehensive plan;
- (2) If the request is to change the land use designation of a specific property on the future land use map, the applicant must demonstrate either of the following:
 - (a) The existing land use designation was clearly made in error or due to an oversight;
 - (b) There has been a change in conditions since the plan was adopted/last amended; [and/or]
- (3) Any of the criteria listed in PMC 18.40.075.

PMC 18.40.075 Periodic assessment of comprehensive plan amendment needs:

- (1) The planning agency will monitor the comprehensive plan and regulatory procedures that implement the plan, and may by resolution initiate amendments as needed for adoption. Such city-initiated amendments shall be based on, but not limited to:
 - (a) Whether growth and development are occurring at a faster or slower rate than envisioned in the plan; or
 - (b) Whether the capacity to provide adequate services is diminished or increased; or
 - (c) The availability of land to meet demand; or
 - (d) Assumptions upon which the plan is based are found to be invalid; or
 - (e) The effect of the plan on land values and housing is contrary to the plan goals; or
 - (f) A determination that sufficient change or lack of change in circumstances dictate the need for a recommended amendment; or
 - (g) A determination that a question of consistency exists between the comprehensive plan and Chapter 36.70A RCW, Chapter 90.58 RCW, the Countywide Planning Policies for Pierce County, and Vision 2040: Growth and Transportation Strategy for the Central Puget Sound Region.

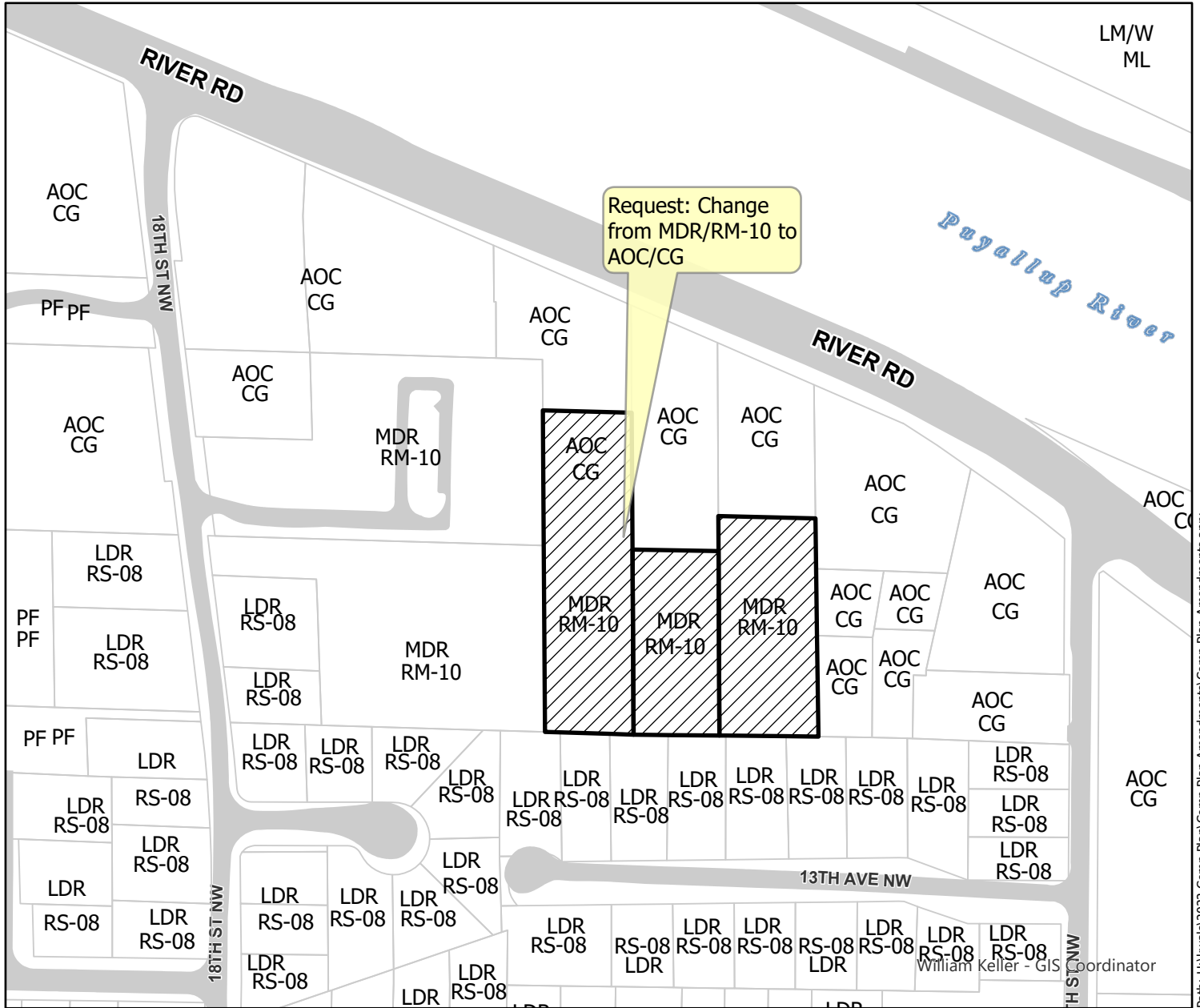
Comp Plan Designation Criteria

The criteria for applying the City's Land Use map designations are provided in *Table 3-6: Future Land Use Designation* in the Land Use Element of the City's Comprehensive Plan. The application is being analyzed against the designation criteria for the map designation being requested.

Larson Auto Group - Case PLCPR20220024

2022 Comprehensive Plan Amendment

Request to change 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 change the associated zoning from medium density multi-family residential (RM-10) to the General Commercial (CG) zone.



City of Puyallup
Development &
Permitting Services
Planning Division




Date: 5/18/2022 2:17 PM

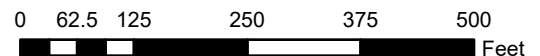
Land Use Designations

AOC - Auto Oriented Commercial
MDR - Moderate Density Residential
LDR - Low Density Residential
PF - Public Facilities
LM/W - Light Manufacturing/Warehousing

Zoning Designations

CG - General Commercial
RM-10 - Medium Density Multiple-Family Residential
RS-08 - Medium Density Single-Family Residential
PF - Public Facilities
ML - Limited Manufacturing

-  Subject Properties
-  Tax Parcels
-  Paved Road



The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The City of Puyallup assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The City of Puyallup makes no warranty of fitness for a particular purpose.

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2022 PRIVATELY INITIATED COMP PLAN AMENDMENT

CITY COUNCIL STUDY SESSION – JUNE 14, 2022



BACKGROUND

- Comprehensive Plan
 - A statement of goals & policies establishing a community's vision for the future
 - Implemented by the city code & zoning standards
 - General in nature
- Every parcel in City has a Comp Plan “land use” designation and an associated “zoning” designation
 - Zoning is more specific and identifies allowable uses and development standards

BACKGROUND

- Comp Plan Adoption and Amendment procedures
 - Can only update Comprehensive Plan once a year
 - Privately-initiated applications are typically due by April 1 each year; revised application period for 2022-2024

DECISION CRITERIA – REQUIRED FINDINGS

- PMC 18.40.071:
 - 1) The proposed change will further and be consistent with the goals, objectives and policies of the comprehensive plan.
 - 2) If the request is to change the land use designation of a specific property on the future land use map, the applicant must demonstrate either of the following:
 - a) The existing land use designation was clearly made in error or due to an oversight;
 - b) There has been a substantive change in conditions since the plan was adopted/last amended;
 - 3) Any of the criteria listed in PMC 18.40.075 – *Periodic assessment of comp. plan amendment needs*

DESIGNATION CRITERIA

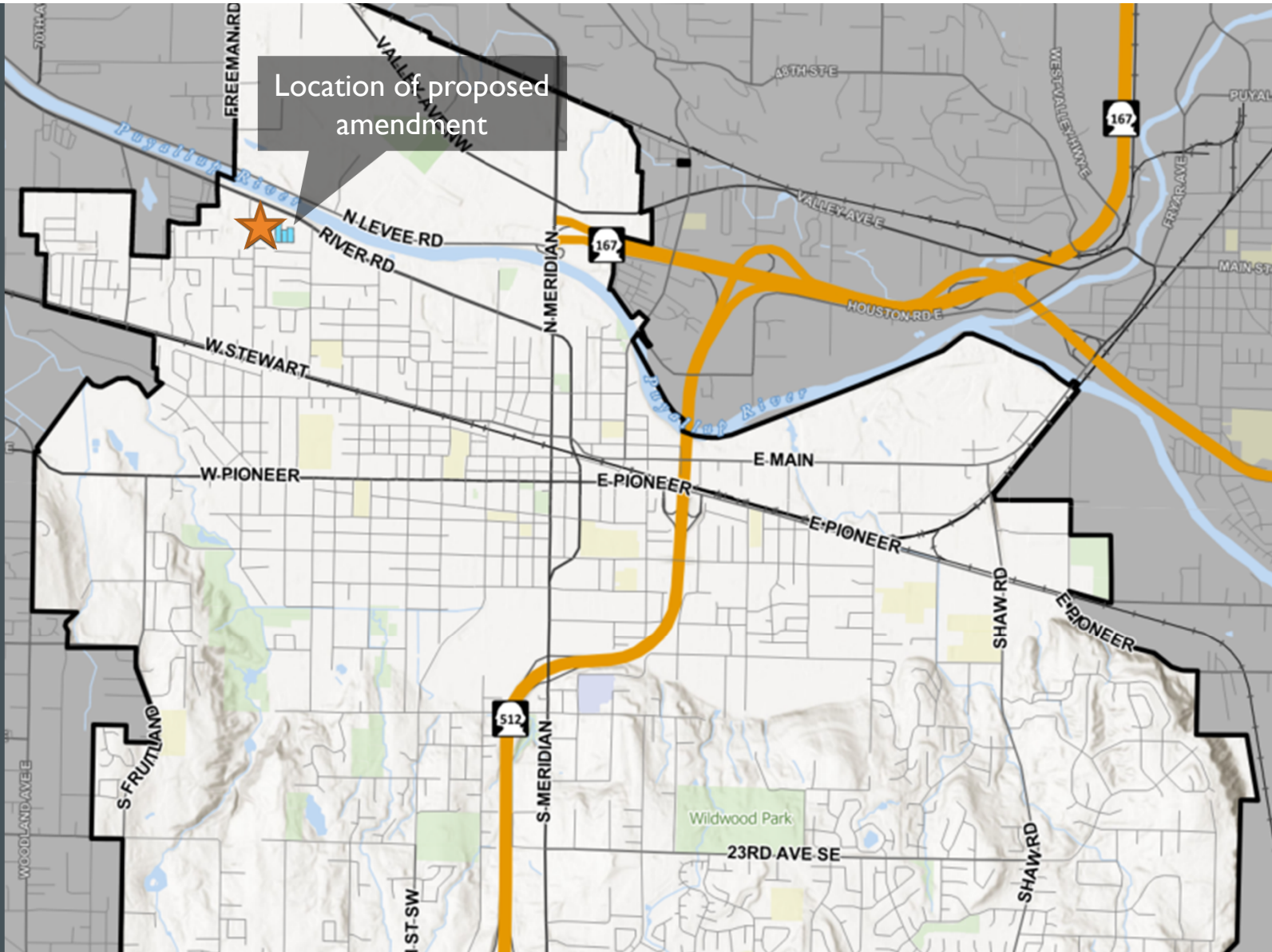
- *Table 3-6: Future Land Use Designation* in the Land Use Element of the City's Comprehensive Plan.
- Specifies requirements for applying the Future Land Use Designations in the city.



LARSON AUTOMOTIVE GROUP

APPLICATION #PLCPR20220024



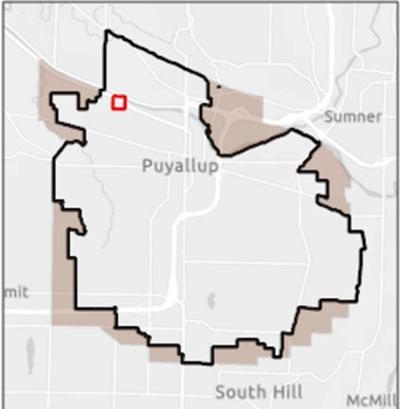


Location of proposed amendment

APPLICATION

- Location: 8424 River Road; 3 parcels (2.9 acres)
- Proposal: Convert from Moderate Density Residential (MDR) land use and RM-10 zoning to Auto Oriented Commercial (AOC) and General Commercial (CG) zoning

Project Site
 UGA Boundary
 City Limits
Tax Parcels
 Base Parcel
 Condominium

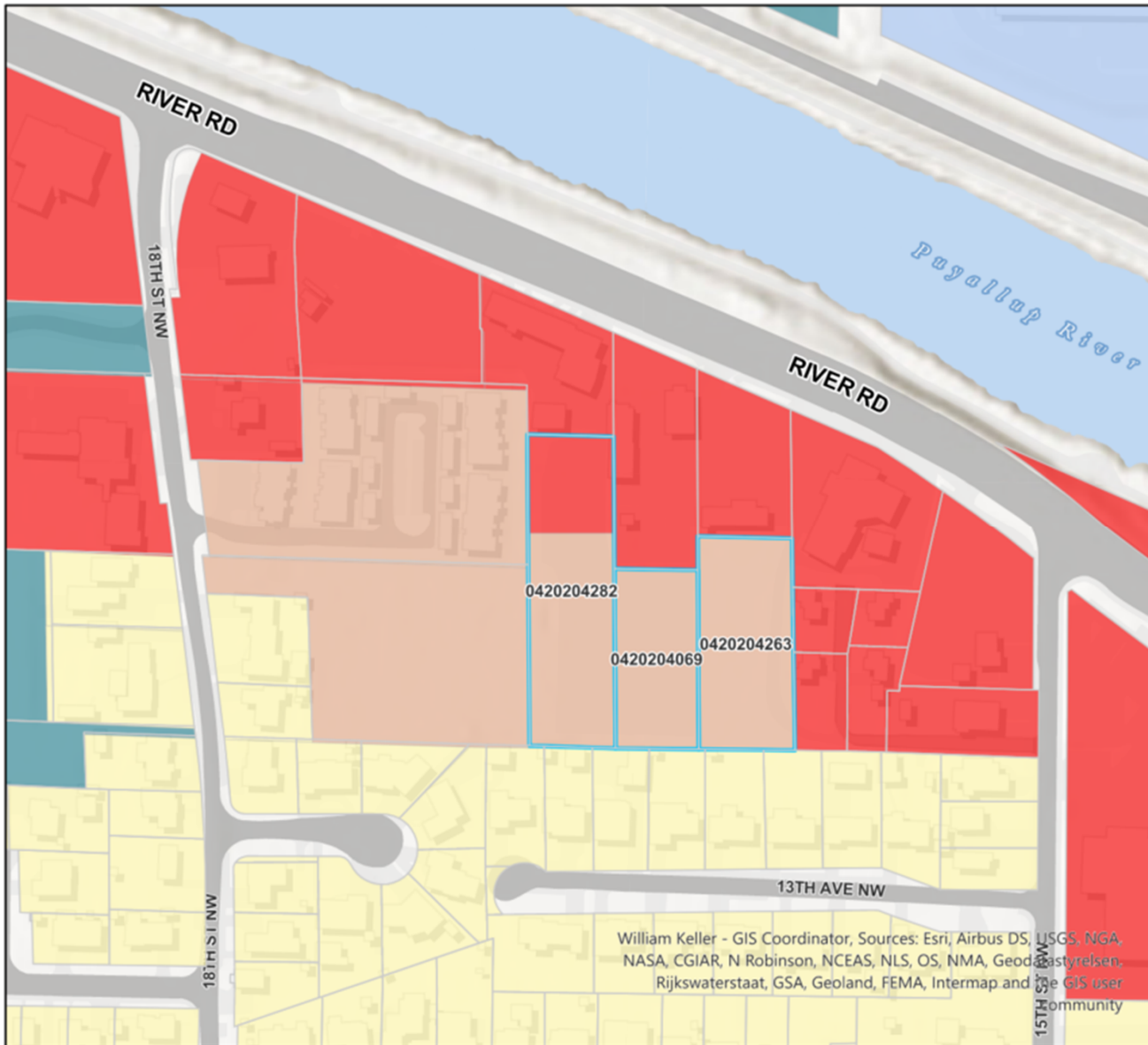



City of Puyallup
 Development and
 Permitting
 Services Department
 Date: 6/10/2022

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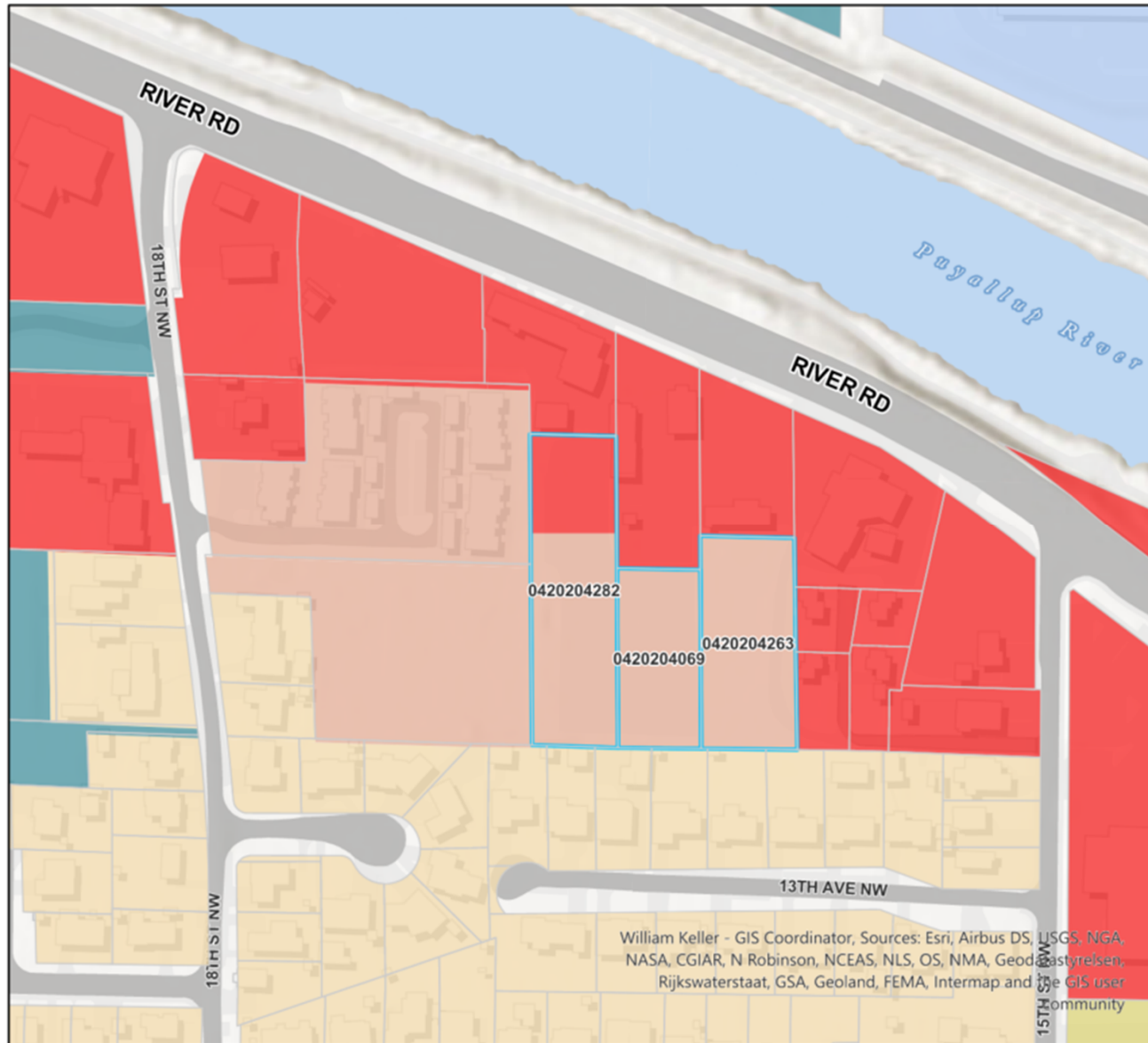


LAND USE MAP



- Subject Properties
- LDR - Low Density Residential
- MDR - Moderate Density Residential
- AOC - Auto Oriented Commercial
- LM/W - Light Manufacturing/Warehousing
- PF - Public Facilities
- Tax Parcels

ZONING MAP



-  Subject Properties
-  CG - General Commercial
-  ML - Limited Manufacturing
-  PF - Public Facilities
-  RM-10 - Medium Density Multiple-Family Residential
-  RS-06 - Urban Density Single-Family Residential
-  RS-08 - Medium Density Single-Family Residential

William Keller - GIS Coordinator, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

PARCEL HISTORY

- **1994:** Land use designations established (properties located in unincorporated Pierce County)
- **~1996:** Outdoor storage use established
- **1999**
 - Properties annexed into city limits – Firwood/River Road Annexation
 - Council directed PC to reanalyze land use/zoning for one of the three parcels
 - PC recommended review of landscape buffering standards be reviewed and that all three parcels be reviewed comprehensively
 - Council returned the application to the PC for further review

PARCEL HISTORY

■ 2000

- PC reviewed and provided a recommendation for code amendments (buffering); but couldn't support the map amendment without the code updates
- Council postponed action on code amendment; map amendment for 3 parcels denied, noting that the application will be reviewed in 2001

■ 2001

- Council adopted landscape code amendments
- PC recommended approval of the comp plan map amendment for all three parcels
- Council voted 6-1 to deny the application, stating the proposal “results in an undesirable transition of uses between residential and commercial activities and may have adverse impacts on the abutting single-family development.”

C2.1	PAVING AND HORIZONTAL CONTROL
C3.0	GRADING AND DRAINAGE PLAN
C3.1	GRADING AND DRAINAGE PLAN
C3.2	DETAILS
C4.0	SEWER ROAD PLAN AND PROFILE
1.0	LANDSCAPE PLAN
1.1	PLANTING DETAILS AND SCHEDULE

CIVIL ENGINEER

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TACOMA, WA 98403
PHONE: (253) 385-2422
EMAIL: TS@ABEL.COM
CONTACT: TODD BAWN, PE

SURVEYOR

ABEL, INC.
2015 NORTH 36TH STREET, SUITE 300
TACOMA, WA 98403
PHONE: (253) 385-2422
EMAIL: DFOLLANSBEE@ABEL.COM
CONTACT: DAVID FOLLANSBEE, P.L.S.

VER

NAD83 199
CORRECTED
GEOID 20

BAS

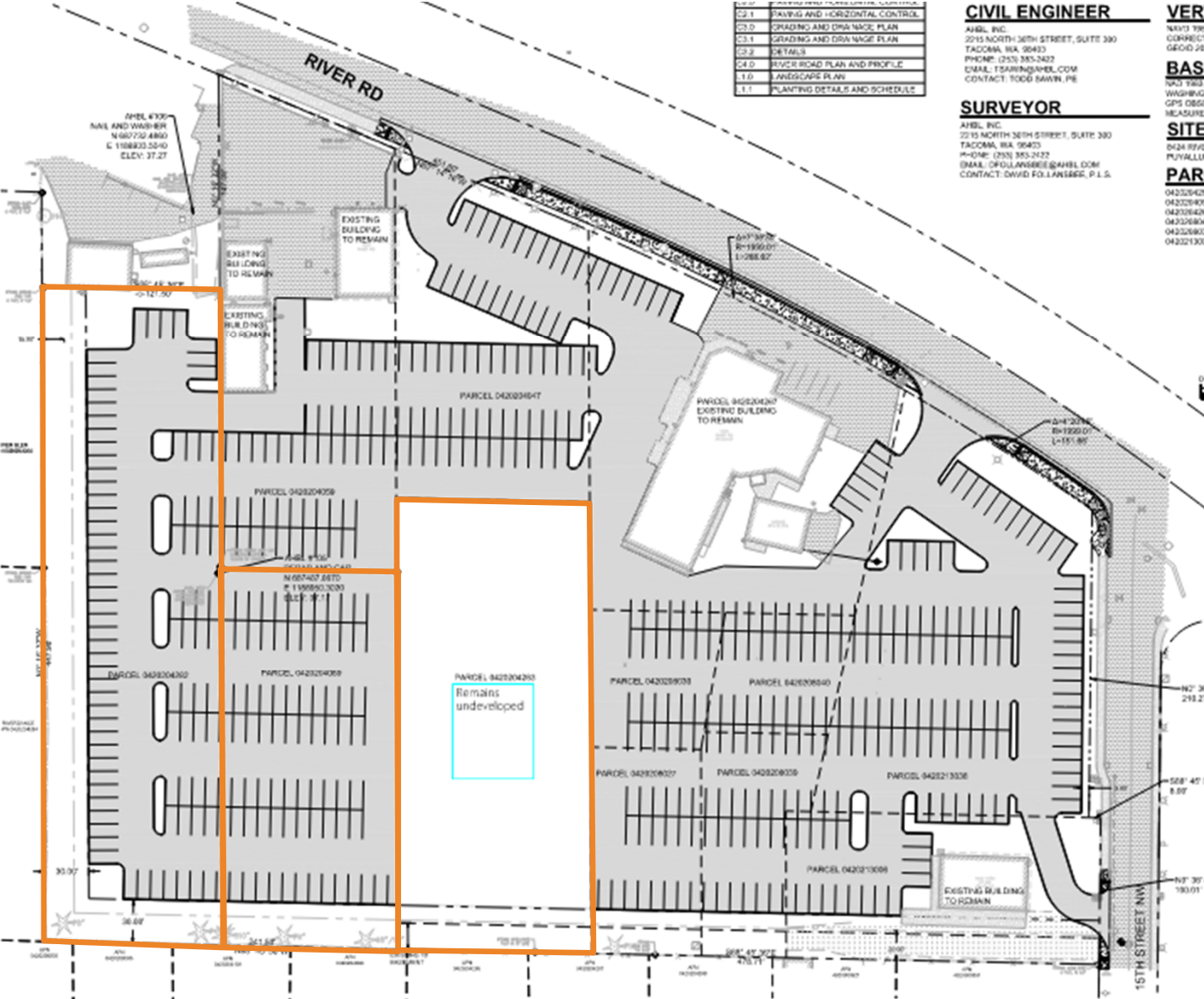
WPD 1284
WGNWD
GPS OBSD
MEASURED

SITE

0424 RFD
PUYALLUP

PAR

04232040
04232040
04232040
04232040
04232040
04232100

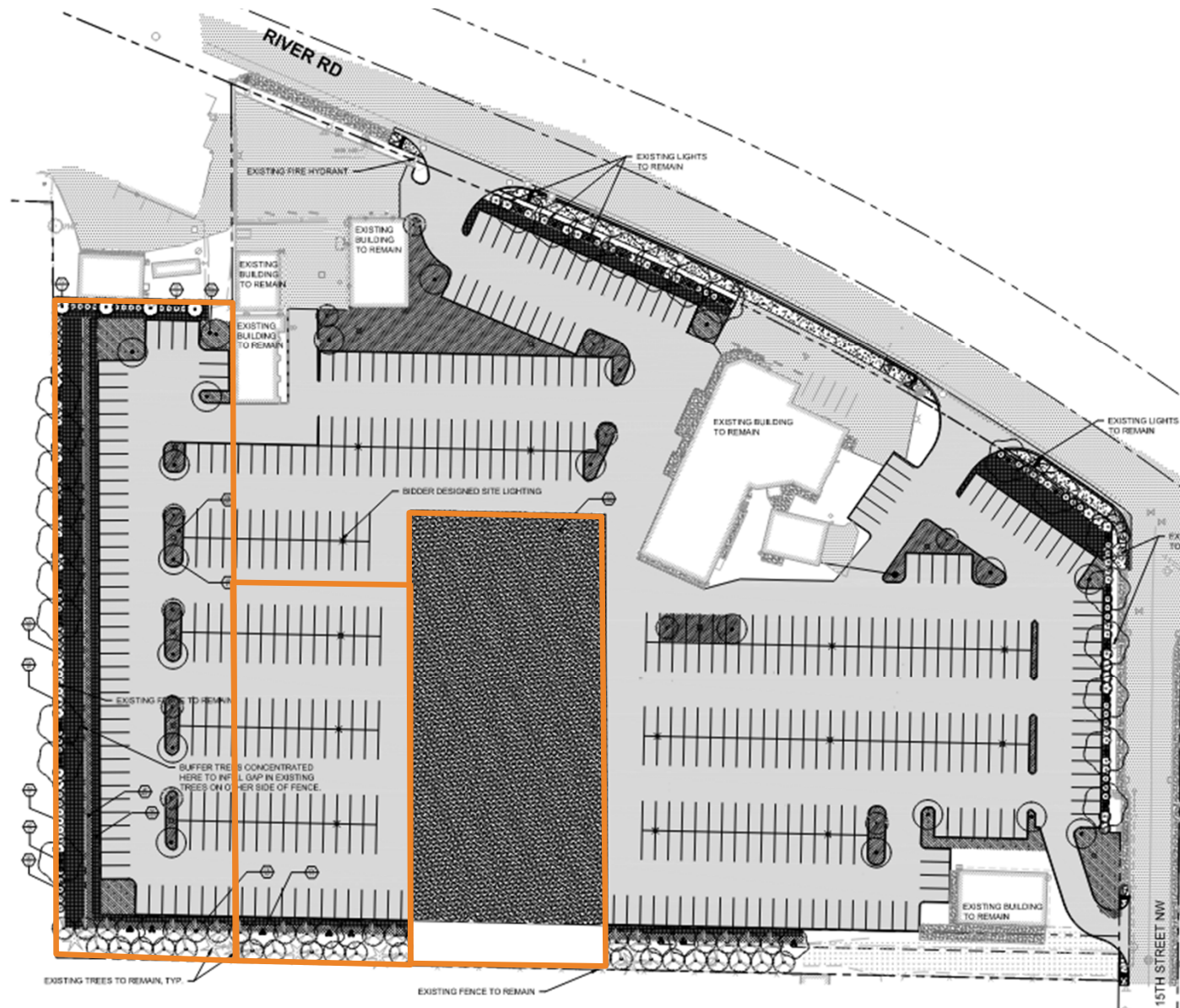


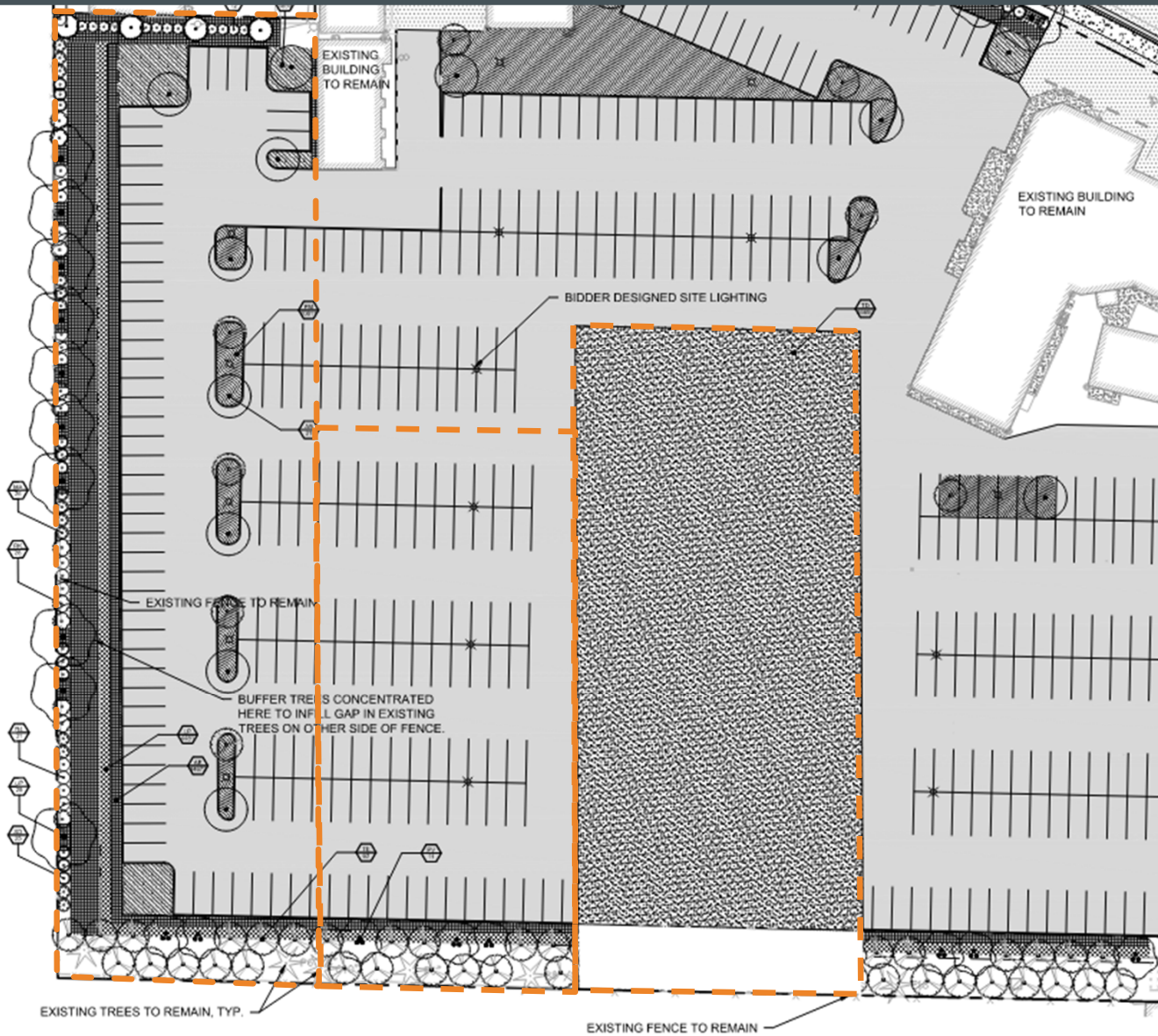
PROPOSED SITE PLAN

* Still under review, not approved

PROPOSED LANDSCAPE PLAN

* Still under review,
not approved





PROPOSED LANDSCAPE PLAN




* Still under review,
not approved

SITE CHARACTERISTICS

- Parcels lack street frontage, but shared ownership of adjacent parcels provide access to River Road and 15th St NW
 - Existing easements appear to provide access to 15th St NW and River Road; but redevelopment is likely still a challenge due to size of existing easements
- Existing legally non-conforming outdoor storage on 2 lots, 1 vacant lot
- Abutting uses are commercial, multi-family residential, single-family residential
- Site is within proximity to City of Puyallup utilities
- Site is located within a critical aquifer recharge area and volcanic hazard area. Also located near Puyallup River and fish/wildlife habitat, and regulated floodplain. High probability for impact to cultural resources.






COMMON PARCEL OWNERSHIP

-  Tax Parcels
-  Subject Properties
-  Parcels under same ownership (applicant)



EXISTING EASEMENTS (APPROX.)

-  = unspecified easement width
-  = 18-foot easement
-  = 18-foot easement

CONSIDERATIONS

- River Road Corridor Plan
- Some parcels contain existing legally non-conforming outdoor storage use and improvements are planned (paving, lighting, landscaping)
- Site has not redeveloped into multi-family residential in the 20+ years; redevelopment may be challenging due to parcels access
- Existing public transportation options in the area are more than half a mile walking distance
- Two parcels to west would remain MDR and used as such (multi-family)
- 2020-2044 Buildable Lands housing and employment capacity, growth targets

PUBLIC COMMENTS

- Residential property owners expressed concerns about impacts:
 - Current ongoing nuisance complaints: lighting, noise
 - Existing vehicle traffic currently due to the commercial uses, high vehicle speeds
 - Potential crime in neighborhood due to adjacent commercial uses
 - The existing land use layout provides a buffer between single-family residential and commercial
 - Potential increase in building height, intensity of uses, lighting and noise

STAFF RECOMMENDATION

- Staff initially provided a recommendation of **approval** due to findings of:
 - Comp Plan Goals & Policies supporting both housing and economic development, but appeared to be in more support of economic development
 - The city's anticipated housing/employment capacity and growth targets show that the city can accommodate anticipated housing targets for 2020-2044, but is lacking employment capacity
 - Proposal would create net loss of 19 housing units, but provide 48 jobs per the 2021 Buildable Lands assumptions

STAFF RECOMMENDATION CONTINUED...

- Change in conditions due to:
 - Consolidation in ownership of subject parcels and adjacent parcels, which provides legal access to city right-of-way
 - Demolition of abutting residential structures to the east
 - Lack of transit service within proximity to the site
- Lack of change in circumstances (redevelopment) in the last 20+ years may dictate the need for a recommended amendment

PLANNING COMMISSION RECOMMENDATION

- The Planning Commission held a public hearing on June 8, 2022 and recommended (6-0) the Council **deny** the application due to findings of:
 - Incompatibility of uses and interface with SFR to the south; inconsistency with Comp Plan Policy LU-2.1 (*preventing incompatible land uses next to residential*)
 - City's housing capacity and growth targets show that the city can accommodate housing growth, but there's a lack of middle and affordable housing options
 - Public transportation option available within 0.6 miles on walkable route (sidewalks)
 - Some change in conditions (demo of SFRs, ownership) were caused by the applicant
 - Parcels are landlocked, but there appears to be potential access opportunities to support redevelopment in the future

NEXT STEPS

- Anticipated timeline
 - City Council Public Hearing – July 12, 2022
 - Comp Plan Adoption – July/August 2022