



# CITY OF PUYALLUP

## Development & Permitting Services Department

333 South Meridian  
Puyallup, WA 98371  
253-864-4165

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  
**Emergency, transitional and permanent supportive housing (1220 Code)**  
**Non-project (municipal code amendments)**

Project # PLCTA20220097

Date of Issuance:	July 11, 2022
Description of Proposal:	Municipal code amendments to address emergency sheltering and housing, transitional and permanent supportive housing as required by HB 1220 (2021), as well as other changes to code relating to housing also necessitated by state law changes.
Location of Proposal:	City-wide code amendment (non-project)
Proponent:	City of Puyallup
Lead Agency Responsible Official:	Katie Baker, AICP City of Puyallup Development & Permitting Services Dept. 333 South Meridian Street Puyallup, WA 98371 (253) 864-4165 <a href="mailto:KBaker@puyallupwa.gov">KBaker@puyallupwa.gov</a>

#### PROJECT SPECIFIC MATERIALS (INCORPORATION BY REFERENCE – WAC 197-11-635):

1. 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. To request access to electronic copies of any project materials, please contact [Planning@puyallupwa.gov](mailto:Planning@puyallupwa.gov) or (253) 864-4165.
  - a. Updated SEPA checklist dated **June 14, 2022**
  - b. Updated municipal code amendment – Planning Commission public hearing draft (**July 13, 2022**)

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:

- The proposal would establish reasonable zoning and land use controls meant to establish:
  - Standards for the operation and appropriate siting of emergency housing/sheltering by modifying existing zoning currently (PMC 20.72);
  - Create specific allowances and land use permitting controls for permanent supportive housing and transitional housing facilities within the city;
  - To establish reasonable zoning standards that protect the public health and safety; and,
  - Allow for zoning that will accommodate the city's projected and anticipated need for these housing types and sheltering options.

The Planning Commission and City Council are anticipated to adopt final regulatory changes later in 2022. Those changes must be consistent with state law and reasonable analysis must be provided demonstrating the regulatory framework will provide options to accommodate the local need for emergency housing/sheltering and housing types and address public safety and health standards. Based on available draft code amendment standards reviewed when making this Determination, the Lead Agency has not determined probable significant adverse impacts are likely because of the regulatory approaches under consideration through the legislative process. Substantive review of the regulations and their consistency with state law changes will be presented to the Planning Commission and City Council; this Threshold Determination assumes final adoption of an ordinance that contains findings of fact regarding compliance with state law and analysis supporting the regulatory framework being consistent with accommodation of need, as required by state law.

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Issuance of this threshold determination does not constitute approval of the non-project action. This proposal will be reviewed for compliance with all applicable City codes that regulate the applicable development activities, including, but not limited to, the International Fire/Building/Residential Codes, City of Puyallup Engineering Standards, Zoning Code, Surface Water Design Manual, Impact Fees, and the Critical Areas Ordinance.

#### **DETERMINATION OF NON-SIGNIFICANCE (DNS)**

Upon review of applicable documentation, the responsible official of the lead agency hereby finds that this proposed non-project 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 Monday, July 25, 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 to or drop off in person (M-F, 9am-3pm): Development & Permitting Services, 2<sup>nd</sup> floor, Attn: Michelle Ochs, 333 S Meridian, Puyallup, WA 98371.
- To submit comments electronically (preferred), please send via E-mail to: [Planning@PuyallupWA.gov](mailto:Planning@PuyallupWA.gov) ; or contact the case planner below.
- Katie Baker, [KBaker@puyallupwa.gov](mailto:KBaker@puyallupwa.gov) at 253.435.3604

## APPEALS

Consistent with WAC 197-11-545 regarding commenting parties and agencies, an appeal the subject DNS may be filed 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, August 5, 2022**

Appeals will be accepted by 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", selecting "'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](mailto: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: July 13, 2022

Notice Published in: Tacoma News Tribune



Chris Beale, AICP  
Senior Planner

July 11, 2022

Date



Katie Baker, AICP  
City of Puyallup SEPA Responsible Official

July 8, 2022

Date

## Attachments:

- A. Environmental Checklist
- B. Draft code