

RESOLUTION NO. 2466

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PUYALLUP, WASHINGTON, denying a privately initiated Comprehensive Plan Amendment application (Case #PLCPR20220024).

WHEREAS, on September 19, 1994, the City of Puyallup adopted a Comprehensive Plan by Ordinance No. 2411, in compliance with the Washington State Growth Management Act, which includes a map known as the “Comprehensive Plan Future Land Use Map;” and

WHEREAS, RCW 36.70A.130(4) requires the City of Puyallup to conduct a review of its comprehensive plan and development regulations to ensure the plan and regulations comply with the requirements of the Growth Management Act and make revisions as needed; and

WHEREAS, in 2022, the City actively solicited public input into the review and update process consistent with RCW 36.70A.130, including providing notice on the City’s website and at the Development & Permitting Services Center, and inviting members of the public to address them with their concerns at regularly scheduled Planning Commission meetings; and

WHEREAS, in 2022, one privately initiated request to amend the Future Land Use Map, with associated rezones, for a property within the City corporate limits and City Urban Growth Area was proposed for consideration; and

WHEREAS, in 2022, the applicants posted the site, the City notified all property owners within 500 feet of the map amendment proposed for redesignation and rezoning, and invited members of the public to comment at the Planning Commission Public Hearing; and

WHEREAS, environmental impacts of the Comprehensive Plan and the proposed 2022 amendments to the Future Land Use and Zoning Maps were reviewed as follows: 1) a final EIS for the 1994 Comprehensive Plan was issued September 9, 1994 and 2) a DNS addendum was issued on June 8, 2022, and was circulated for comments to affected tribes and agencies with jurisdiction; and

WHEREAS, pursuant to State Law, proposed year 2022 amendments to the Future Land Use and Zoning Maps were received by applicable State agencies and related public entities on May 18, 2022, for a requisite 60-day review period; and

WHEREAS, the City Planning Commission held two study sessions on the proposed amendments to the Future Land Use and Zoning Maps throughout 2022 and then conducted a duly advertised public hearing for oral comments on June 8, 2022; and

WHEREAS, on June 8, 2022, the City Planning Commission issued its recommendation to the City Council for the proposed Future Land Use and Zoning Map amendments; and

WHEREAS, the Planning Commission recommended by a vote of 6-0 to deny case no. PLCPR20220024 (Larson Automotive Group); and

WHEREAS, the Puyallup City Council received a briefing on the privately initiated application at the June 14, 2022 study session; and,

WHEREAS, the City Council held a noticed public hearing on July 12, 2022 and consideration of a resolution on the subject application; and,

WHEREAS, during consideration of the application on July 12, 2022, the City Council passed a motion by a vote of 7-0 to deny case no. PLCPR20220024 (Larson Automotive Group).

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PUYALLUP AS FOLLOWS:


Section 1. The City Council did not find consistency with the Auto Oriented Commercial (AOC) land use designation criteria of the Puyallup Comprehensive Plan and found that there has not been substantive change in conditions to warrant the requested map change. City Council findings are outlined in 'Exhibit A' of this resolution, and therefore, the application is denied.

Section 2. The City Clerk is authorized to make necessary corrections to this resolution including, but not limited to, the correction of scrivener's/clerical errors, references, resolution numbering, section/subsection numbers and any references thereto.

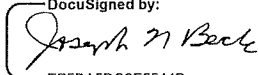
Adopted by the City Council of the City of Puyallup at a regular meeting on the 12th day of July 2022.


Dean Johnson
Mayor

ATTEST:


Brenda Fritsvold
City Clerk

APPROVED AS TO FORM:

DocuSigned by:

EF5BA5DC2E5544B...

Joseph N. Beck
City Attorney

EXHIBIT A

- Case No.:** PLCPR20220024 (Larson Automotive Group)
- Proposal:** Privately initiated Comprehensive Plan amendment request to convert three parcels located near 8424 River Road, near the intersection of River Road and 15th St NW, totaling approximately 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.
- Location:** 8424 River Rd (TPN 0420204282, 0420204069, 0420204263)
- Findings:** Comprehensive Plan Amendment: The privately initiated Comprehensive Plan amendment findings of PMC Sec. 18.40.071 are required to be met for this request, and are as follows:
- a. the request generally conforms to applicable portions of the Comprehensive Plan, and
 - b. the existing land use designation was clearly made in error or due to an oversight.
- Rezone: The rezone findings under PMC Sec. 20.90.015 are required to be met for this request, and are as follows:
- a. the request generally conforms to applicable portions of the Comprehensive Plan,
 - b. the request is consistent with the scope of applicable zone districts,
 - c. there have been changed circumstances since original adoption of zoning as cited above, and
 - d. the proposed amendment will be in the interest of furtherance of the public health, safety, comfort, convenience and general welfare, and will not adversely affect the surrounding neighborhood, nor be injurious to other properties in the vicinity of the subject property.

The Puyallup Planning Commission and City Council found the application lacked consistency with the City's Comprehensive Plan due to inconstancy with city land use and housing policies as well as the designation criteria for the Auto Oriented Commercial (AOC); the subject site lacks an intervening land use between single-family residential and the requested AOC designation.

Additionally, the Commission and Council found the applicant did not adequately establish a substantial change in conditions to warrant a map change. The consolidation in ownership of the subject parcels and adjacent properties, and demolition of prior single-family residential structures to the east of the subject properties were actions

caused by the applicant. The current supply chain issues related to the COVID-19 pandemic and recent increase in market demand for auto-oriented commercial uses were also not seen as substantial changes in conditions to warrant the requested map change.

This request is DENIED.