



City of Puyallup
Planning Division
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Adoption of Existing Environmental Document(s)

for
**Phase I city-wide Zoning Map and associated Zoning Code (Title 20) amendments
Rezone, SEPA**

Issuance Date: January 26, 2026

Project Proponent: City of Puyallup

Lead Agency: City of Puyallup, Washington

Agency File Number: PLRZ20250100

Location of Proposal: Citywide changes within the incorporated limits of the City of Puyallup

Description of current proposal: City-wide zoning map amendments for implementation of the city's recently adopted Future Land Use Map, and elimination of Puyallup Municipal Code (PMC) Chapters 20.46 – Shaw-East Pioneer Overlay Zone and 20.51 – DRO Design Review Overlay Zone.

Original document being adopted: Agency File Number PLSSP2023009; Final Environmental Impact Statement (FEIS, issued March 10, 2025) and associated FEIS Addendum (issued July 10, 2025) for the City of Puyallup's Puyallup 2044 Comprehensive Plan Periodic Update.

Description of document (or portion) being adopted: The FEIS analyzed four alternative growth scenarios. The following impacts were identified and discussed in the FEIS: air quality and greenhouse gases; water resources; fish, wildlife, and vegetation; land use; population, employment, and housing; transportation; parks and recreation; utilities; and cultural resources. Puyallup City Council adopted the Revised Alternative 4 on July 22, 2025, as part of the periodic update to the Comprehensive Plan. The FEIS and associated addendum are being adopted in their entirety as they directly relate to the proposed amendments.

If the document being adopted has been challenged (WAC 197-11-630), please describe:
The document has not been challenged as of the date of this determination.

The document is available at:

- This FEIS adoption documents are available online [here](#) (scroll to bottom of webpage for documents)
- The original FEIS and addendum are available online [here](#) (scroll to bottom of webpage)
- Alternatively, project files are available by searching the agency file number on the city's online permit portal (<https://permits.puyallupwa.gov/Portal/Planning/Locator>)

Determination, Appeal & Noticing:

A new Environmental Impact Statement (EIS) is not required, and this is notice of the adoption of a prior environmental document only, under WAC 197-11-630(3)(a). This finding is made pursuant to RCW 43.21C, PMC 21.04.190, 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.

No comment or appeal period applies, but there will be no agency action for seven days after the date of this notice. Our agency has identified and adopted this past environmental document/SEPA threshold determination after review of a revised checklist, which is on file with the lead agency. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision-maker.

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Katie Baker, SEPA Responsible Official

January 26, 2026
Date

ATTACHMENTS

- A. SEPA Non-project Checklist
- B. Proposed Zoning Map – Phase I
- C. Proposed Zoning Overlay Changes – Phase I
- D. Proposed Title 20 – Zoning Code Text Amendments