



City of Puyallup

**Planning Division**

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To: Planning Commission  
From: Kendall Wals, Senior Planner  
RE: Phase I citywide zoning map amendments & associated code text amendments  
Date: January 07, 2026  
Hearing Date: January 14, 2026

**PROJECT OVERVIEW**

**Applicant:** City of Puyallup

**Staff Coordinator:** Kendall Wals, Senior Planner

**Property Owner:** various property owners  
(citywide changes)

**Parcel ID#:** various parcels (citywide changes; see maps)

**Recommendation Options:**

1. **Approve** the request consistent with the staff recommendation;
2. **Approve with modifications;**
3. **Continue** to a future date to obtain additional information or to further consider information presented. The next available meeting date is January 28, 2026.
4. **Deny** the request. This action would not be consistent with the staff recommendation. The Planning Commission should provide new findings to support the denial.

**Proposal:** Phase I of citywide zoning map amendments for implementation of the city’s recently updated Future Land Use Map.

**Relevant History:**

- The Puyallup City Council adopted the Puyallup 2044 Comprehensive Plan in July 2025, which included updates to the Future Land Use Map.
- The proposed amendments will provide consistency between the city’s Zoning Map and the adopted Future Land Use Map.
- The Planning Commission held a work session on this topic at their December 10, 2025, meeting.

**Staff Recommendation:**

Staff recommends the Commission provide a recommendation of approval to the City Council for the proposed Zoning Map amendments.

**BACKGROUND**

The Puyallup 2044 Comprehensive Plan Update, completed in July 2025, included changes to the [Future Land Use Map](#) (FLUM). The city’s Zoning Map implements the FLUM and is required to be consistent. To implement these changes efficiently and reduce timelines for property owners waiting for these map changes, the Zoning Map is proposed to be updated in two phases:

- **Phase I** includes straightforward zoning changes that directly match the new FLUM, updates previously discussed during the Comp Plan update, and minor cleanup items.

- **Phase 2** covers areas that need more detailed analysis, additional Planning Commission review, and/or property owner coordination.

The Planning Commission held a work session on the phased approach, focusing on Phase I amendments, at its meeting on December 10, 2025. During the work session, the Planning Commission inquired about the possibility of expanding the existing Agriculture Overlay (AGO) Zone south of 12<sup>th</sup> Ave SE, and west of where the AGO is currently applied in that area.

Staff reviewed the subject parcels and the designation criteria in PMC [20.50.010](#). Six of the parcels were acquired by the City in 2023 and are proposed to change to the Public Facilities (PF) zone as part of the Phase I Zoning Map amendments. There are two parcels between the existing overlay and the now city-owned parcels. However, it is unclear if the site is currently being used for agricultural purposes or if it has been used for such purposes within the previous five years. As a result, city staff are not proposing to expand the existing AGO to the subject parcels as part of this package of amendments.

## PROPOSAL

The January 14 public hearing will be on the Phase I Zoning Map amendments and related Zoning Code amendments. Below is a summary of the proposed amendments.

### Zoning Map

- Public Facilities (PF) zone updates for properties owned by the City of Puyallup and the Puyallup School District
- Mixed-use (UCX) zoning updates in the South Hill Regional Growth Center and along the S Meridian corridor (south of the SR 512 overpass to 27<sup>th</sup> Ave SE)
- Residential updates
  - Moderate and high-density residential zoning updates citywide (RM-10, RM-20, and RM-Core)
  - Modification of two single-family residential planned developments near Bradley Lake Park from the RS-04 to the RS-06 zone
- Other minor General Commercial (CG) and Limited Manufacturing (ML) updates
- Cleanup of the Agriculture Zoning Overlay and removal of the Shaw-E Pioneer Zoning Overlay

### Zoning Code

- Removal of Puyallup Municipal Code (PMC) Chapter 20.46 – Shaw-East Pioneer Overlay Zones
- Removal of PMC Chapter 20.51 – DRO Design Review Overlay Zone

Please refer to the Map 1 attachment for a visual depiction of the proposed Zoning Map amendments; Map 2 provides information on the proposed amendments to zoning overlay districts. The agenda packet also includes a Draft Code attachment for the Zoning Code text amendments.

## REVIEW CRITERIA

The following PMC sections provide review criteria based on the type of amendment:

- PMC 20.90.015 – Zoning Map amendments
- PMC 20.91.010 – Zoning Code (Title 20) amendments

The review criteria must be supported by findings and conclusions in order to grant the amendment(s). The specific findings are outlined in the analysis section below.

## ANALYSIS

### PMC 20.90.015 – Criteria for Zoning Map amendments

**1. That the proposed amendment to the zoning map is consistent with the goals, objectives, and policies of the comprehensive plan.**

Staff finds the proposed zoning map amendments to be consistent with the following goals and policies of the Land Use Element of the City's adopted Comprehensive Plan:

*LU - 1 Provide a mix of land uses that meets housing and employment targets while supporting a compact built environment that promotes walking, biking, and using transit to access goods, services, education, employment, and recreation.*

*LU - 1.1 Designate sufficient land area at a variety of residential densities to accommodate a projected city population of 61,468 in 2044.*

*LU - 1.2 Designate and zone lands for employment to accommodate the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses.*

*LU - 1.3 Designate land use and intensity considering the availability of adequate public facilities and the patterns of surrounding uses.*

*LU - 1.5 Establish zoning overlays, where appropriate, to provide more specific regulation or standards in areas of special concern including, but not limited to, sub-areas or districts, special uses, or environmental protection.*

*LU - 1.6 Encourage infill development to promote efficient use of urban land.*

*LU - 1.10 Zone lands owned by public agencies to reflect their current or potential use, while retaining flexibility for future changes in use.*

**2. That the proposed amendment to the zoning map is consistent with the scope and purpose of this title and the description and purpose of the zone classification applied for.**

This proposed rezone is a citywide action that will provide consistency with the adopted Future Land Use Map of the city's Comprehensive Plan. Staff find the proposed amendments to be consistent with the various proposed zoning map designations and their scope and purpose in PMC Title 20.

**3. That there are changed conditions since the previous zoning became effective to warrant the proposed amendment to the zoning map.**

The city adopted a Future Land Use Map in July 2025, which included several changes citywide and is considered a change in conditions. The adopted FLUM is currently inconsistent with the city's Zoning Map, and the proposed amendments intend to correct this issue and implement the adopted FLUM. Additionally, there has been a change in conditions related to the zoning overlays that include proposed changes:

- a. Shaw-East Pioneer Overlay (SPO) Zones (See Map 2 attachment): This overlay zone chapter was established in 2009 and was intended to be applied to parcels with specific zoning in the vicinity of the Shaw-East Pioneer area. It established standards to supplement the base zoning in that area. Over time, the base zoning standards for the Community Business (CB) and General Commercial (CG) zones have been amended to require a higher standard of development, and the commercially zoned properties subject to this overlay have been developed or are in the process of being built; therefore, the overlay is no longer necessary. Lastly, the ML-SPO, which applies to one limited manufacturing (ML) zoned property (302 33RD ST SE; TPN 0420268013), was invalidated in a 2019 court case and is no longer enforceable. Removal of the ML-SPO overlay from the site is considered a cleanup item.
- b. Agriculture Overlay (AGO) Zone (See Map 2 attachment): There is one property located at 2504 E Main (TPN 0420264065) that was previously used for agricultural activities; however, the property was redeveloped into a warehouse in 2021. The property is no longer used for agricultural purposes, and therefore, the AGO is proposed to be removed from the subject property.

**4. That the proposed amendment to the zoning map 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 in which the subject property is located.**

The adopted growth strategy in the Puyallup 2044 Comprehensive Plan concentrates new jobs and housing in the city's two Regional Growth Centers (Downtown & South Hill), and along the East Pioneer and S Meridian Corridors. Increased growth was also assumed in key neighborhood nodes throughout the city. The growth strategy was found to meet required development targets and incorporated extensive public input from the Puyallup 2044 Comprehensive Plan Update process. The proposed Zoning Map amendments are intended to implement the already adopted growth strategy and are not found to conflict with this criterion.

**PMC 20.91.010 – Criteria for amending the Zoning Code (Title 20)**

**Any action amending this title shall be principally based upon the consistency of such amendment with the goals, objectives and policies of the comprehensive plan.**

The DRO (PMC 20.51) was established in code in 1987 and applied to the city's Zoning Map in 1995 to properties in the Downtown area. The DRO was later removed from the Zoning Map in 2006, with the establishment of the Downtown Design Guidelines and the CBD-Core zone. However, the DRO code text remained. The DRO has not been implemented since that time. As a result, the elimination of this code section has been identified as a cleanup item. The removal of the SPO (PMC 20.46) zoning overlay code chapter is supported by the change in circumstances described in criterion 3 for the zoning map analysis.

The removal of both zoning overlay chapters is further supported by the following goals and policies from the Land Use Element of the Comprehensive Plan. In light of the change in conditions pertaining to the two overlay districts, these provisions have been determined to no longer serve their intended purpose or align with current planning objectives. Consequently, their elimination from the City's zoning code is warranted and recommended.

**Land Use Element Goals & Policies**

*LU - 1 Provide a mix of land uses that meets housing and employment targets while supporting a compact built environment that promotes walking, biking, and using transit to access goods, services, education, employment, and recreation.*

*LU - 1.5 Establish zoning overlays, where appropriate, to provide more specific regulation or standards in areas of special concern including, but not limited to, sub-areas or districts, special uses, or environmental protection.*

*LU - 2 Establish clear and predictable land use permit processes that encourage public input and provide consistent application of regulations.*

*LU - 2.2 Periodically review the development code to improve implementation of the Future Land Use Designations and land use policies.*

**STAFF RECOMMENDATION**

Subject to the findings pursuant to Sections 20.90.015 and 20.91.010 of the Puyallup Municipal Code, city staff recommends that the Planning Commission forward a recommendation of **approval** for the subject Zoning Map and code text amendments.