



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

## DETERMINATION OF NON-SIGNIFICANCE ( MDNS)

for

**Middle Housing Code Amendments  
Code Text Amendment , SEPA Checklist**

Project # PLCTA20260008

[Online Permit File](#)

---

Date of Issuance:	February 11, 2026
Description of Proposal:	Code text amendments to PMC 20.15, 20.20, and 20.21 to address middle housing in response to HB 1110.
Location of Proposal:	333 S MERIDIAN, PUYALLUP, WA 98371;
Proponent:	City of Puyallup
Lead Agency Responsible Official:	Katie Baker, AICP Planning Manager City of Puyallup Planning Division 333 S. Meridian Puyallup, WA 98371 (253) 435-3604 www.cityofpuyallup.org
Approvals required:	City of Puyallup City Council (final ordinance)

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

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 on [the City's online permit portal](#).

- ◆ SEPA Non-Project Checklist, dated February 6, 2026
- ◆ Draft Puyallup Municipal Code chapters 20.15, 20.20, and 20.21 amendments

A summary of the amendments proposed, including key environmental issues addressed and associated findings made during the threshold determination process, is as follows:

The City of Puyallup is proposing zoning and development regulation amendments to implement House Bill 1110 (2023), which requires cities to allow middle housing in all predominantly residential zones. Middle housing includes duplexes, triplexes, townhomes, cottage housing, and courtyard apartments.

Key provisions include:

- **Standards:** Up to two middle housing units allowed on a lot; up to four units within ¼ mile of a major transit stop or if at least one unit is affordable.
- **Parking:** No parking within 0.5 miles of major transit; elsewhere, one space per unit for lots 6,000 square feet or smaller, and no more than two spaces for all other lots.

**Environmental Review Findings:**

- No significant adverse environmental impacts anticipated as a result of the legislation.
- Development will occur in urbanized areas with existing infrastructure and remain subject to critical areas, stormwater, and concurrency regulations.
- Impacts to water, air, noise, plants, wildlife, and natural resources expected to be comparable to other multifamily housing.
- No known or anticipated effects on environmentally sensitive areas, shorelines, or incompatible land uses as a result of the legislation. Project specific environmental review would occur on a site-by-site basis.

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

Upon review of applicable documentation, the responsible official of the lead agency hereby finds that this proposed permit 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 DNS must be submitted within 14 calendar days of Issuance or by 3:00 p.m. on February 25, 2026, to the Responsible Official at City of Puyallup Development Services Center, 333 South Meridian, Puyallup, WA 98371.

**APPEALS**

Pursuant to RCW 43.21C.495(2), amendments to development regulations and other non-project actions taken by a city to implement the middle housing requirements under RCW 36.70A.635 are not subject to administrative or judicial appeals.

Publication Date: February 11, 2026      Notice Published in: Tacoma Weekly

\_\_\_\_\_  
Katie Baker, AICP  
City of Puyallup SEPA Responsible  
Official

\_\_\_\_\_  
February 06, 2026  
Date

**Attachments:**

- A. Environmental Checklist
- B. Draft code amendments