



City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
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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
Urban Agricultural Use Allowances in Residential Zones
Code Text Amendment, SEPA Checklist
Project # PLCTA20260074
[Online Permit File](#)

Date of Issuance:	June 18, 2026
Description of Proposal:	Proposed amendments to Puyallup Municipal Code Chapter 20.20 to modify urban agricultural use allowances on vacant sites in single-family residential zones.
Location of Proposal:	Citywide
Proponent:	City of Puyallup
Lead Agency Responsible Official:	Courtney Brunell Development & Permitting Services Director City of Puyallup 333 S. Meridian Puyallup, WA 98371 (253) 841-5502 www.puyallupwa.gov
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 Checklist/Non-Project Action Checklist, completed by the Planning Division. Dated June, 2026.
- Draft Puyallup Municipal Code, Section 20.20.010 amendments.

B. RESPONSIBLE OFFICIAL FINDINGS OF CONSISTENCY

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 proposes amendments to PMC 20.20.010 to expand allowances for urban agricultural activities within Single-Family Residential (RS) zones. The purpose of the amendments is to broaden flexibility for property owners while maintaining compatibility with surrounding residential uses.

Key provisions include:

- Replacing the term “lots” with “site” to acknowledge that a property may consist of multiple contiguous parcels under single ownership.
- Allowing urban agricultural uses not only as an accessory use to an existing residence (as currently allowed), but also on vacant property when the property owner resides within Puyallup city limits.
- The amendments apply to both small-scale sites (under one acre) and larger residential sites (one acre or greater), consistent with existing size-based limitations on the types of animals or agricultural activities allowed.

Environmental Review Findings:

- No significant adverse environmental impacts anticipated as a result of the legislation.
- Minor increases in noise may occur due to animal husbandry activities (e.g., animal vocalizations) or use of small agricultural tools and beekeeping equipment.
- The expanded allowances may marginally increase interactions with wildlife, including potential attraction of predators or scavengers; however, beneficial increases in pollinator species (e.g., bees) may also occur.
- The proposed code changes may slightly influence redevelopment patterns in low density residential areas but do not restrict or preclude future redevelopment. There may also be a small increase in vehicle trips related to incidental sales or supply deliveries.
- A moderate expansion of urban agricultural activities may result in the keeping of animals closer to environmentally sensitive areas, though impacts are expected to be minimal.
- Potential impacts can be mitigated through continued enforcement of existing regulations within the Puyallup Municipal Code, including:
 - Title 6 (Health and Sanitation)
 - Title 8 (Animals)
 - Chapter 20.20 (RS Single-Family Residential Zones)
 - Chapter 20.75 (Home Occupations)
 - Chapter 21.06 (Critical Areas)
 - The City’s adopted Shoreline Master Program (SMP)

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 preliminary DNS must be submitted within 14 days or by **5:00 p.m.** on July 2, 2026 (14 days from issuance date) to the Responsible Official at City of Puyallup Development Services Center. Comments will be accepted by mail, or (preferably) by email.

- Please mail to: Development Services Department, Attn: Michelle Ochs, 333 S Meridian, Puyallup, WA 98371.
- To submit comments electronically, please send via E-mail to: Planning@PuyallupWA.gov ; or contact the case planner below.
- Kendall Wals, Senior Planner at (253) 841-5462 or KWals@PuyallupWA.gov

APPEALS

Consistent with WAC 197-11-545 regarding commenting parties and agencies, an appeal of the subject DNS may be filed via a written request with the SEPA Responsible Official by applicable parties and agencies within 10 days of expiration of the comment period or by **5:00 pm** on July 13, 2026.

Appeals will only be accepted via the City's online permits portal. Please call the case planner listed above prior to submission of an appeal to make arrangements for submittal of the appeal documents.

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 or (253) 864-4165 to ask about the appeal procedures. 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: June 24, 2026

Notice Published in: Tacoma Weekly



Kendall Wals
Senior Planner

June 17, 2026

Date



Courtney Brunell
City of Puyallup SEPA Responsible Official

June 17, 2026

Date

Attachments:

- A. Environmental Checklist
- B. Draft Code Amendments