
2020 PRIVATELY INITIATED COMP PLAN AMENDMENTS

PLANNING COMMISSION PUBLIC HEARING – 10-14-20



FORMAT FOR TODAY'S MEETING

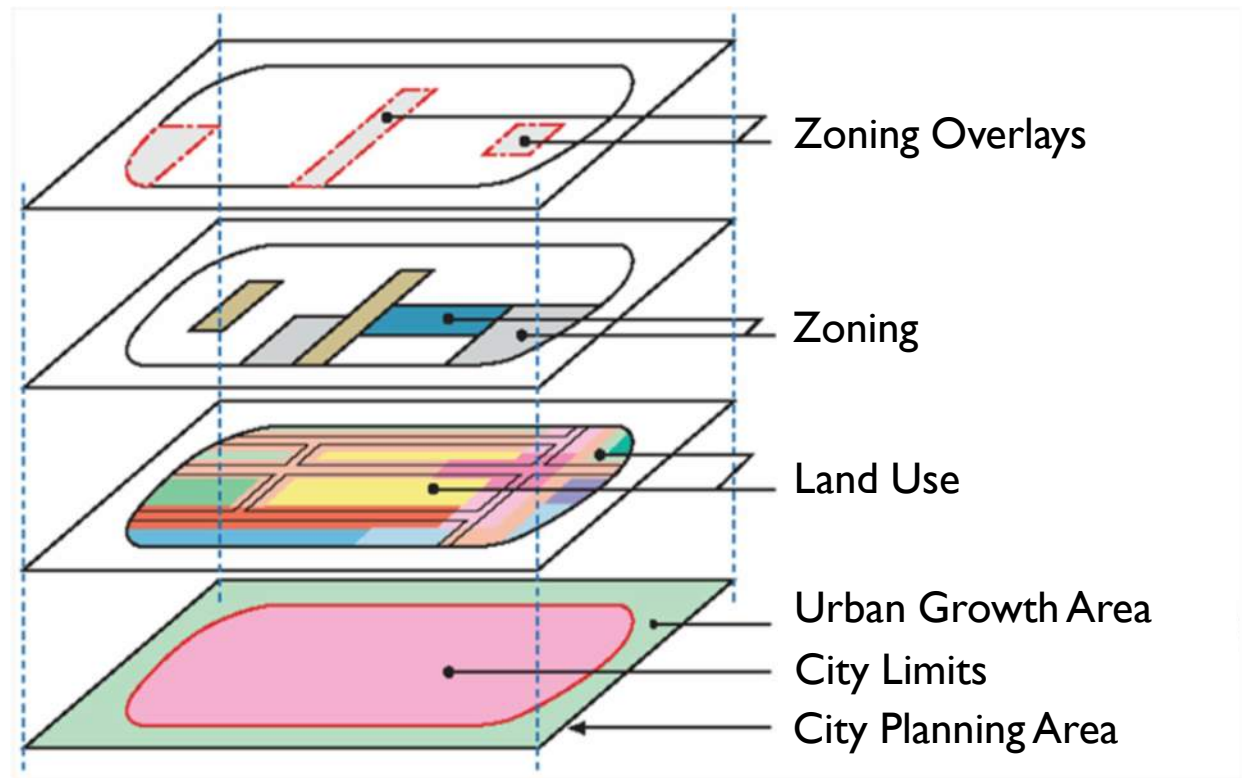
- Introduction
- Three separate Public Hearings will be held for each application:
 - L-20-0001 – Freeman Rd E
 - L-20-0002 – East Town Crossing
 - L-20-0003 – Cascade Shaw
- For each Hearing:
 - Staff Presentation
 - Applicant Presentation
 - Open Public Hearing for verbal testimony
- Public Hearing records will remain open until 5:00PM, Monday, Oct. 19, for written comments.
- PC deliberation is expected to take place next Wednesday, Oct. 21.

BACKGROUND

- Comprehensive Plan
 - A statement of goals & policies establishing a community's vision for the future
 - Implemented by the city code & zoning standards
 - General in nature
- Every parcel in City has a Comp Plan “land use” designation and an associated “zoning” designation
 - Zoning is more specific and identifies allowable uses and development standards

MAPS

- Future Land Use Map
- Zoning Map
 - Implements future land use map



BACKGROUND

- Comp Plan Adoption and Amendment procedures
 - Can only update Comprehensive Plan once a year
 - Privately-initiated applications are due by April 1 each year
 - City Council must make a determination by the end of the year for inclusion in the 2020 Comp. Plan cycle

DECISION CRITERIA – REQUIRED FINDINGS

- PMC 18.40.071:
 - 1) The proposed change will further and be consistent with the goals, objectives and policies of the comprehensive plan.
 - 2) If the request is to change the land use designation of a specific property on the future land use map, the applicant must demonstrate either of the following:
 - a) The existing land use designation was clearly made in error or due to an oversight;
 - b) There has been a substantive change in conditions since the plan was adopted/last amended;
 - 3) Any of the criteria listed in PMC 18.40.075 – *Periodic assessment of comp. plan amendment needs*

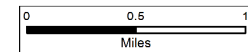
DESIGNATION CRITERIA

- *Table 3-6: Future Land Use Designation* in the Land Use Element of the City's Comprehensive Plan.
- Specifies requirements for applying the Future Land Use Designations in the city.

2020 Proposed Map Amendments Overview Map

-  Subject Properties
-  City Limits
-  Urban Growth Area (UGA)

- 1) L-20-0001 Freeman Road
- 2) L-20-0002 East Town Crossing
- 3) L-20-0003 Cascade Shaw



City of Puyallup
Development Services

Date: 9/2/2020

