



City of Puyallup

Planning Division

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STAFF REPORT TO HEARING EXAMINER

To: Hearing Examiner

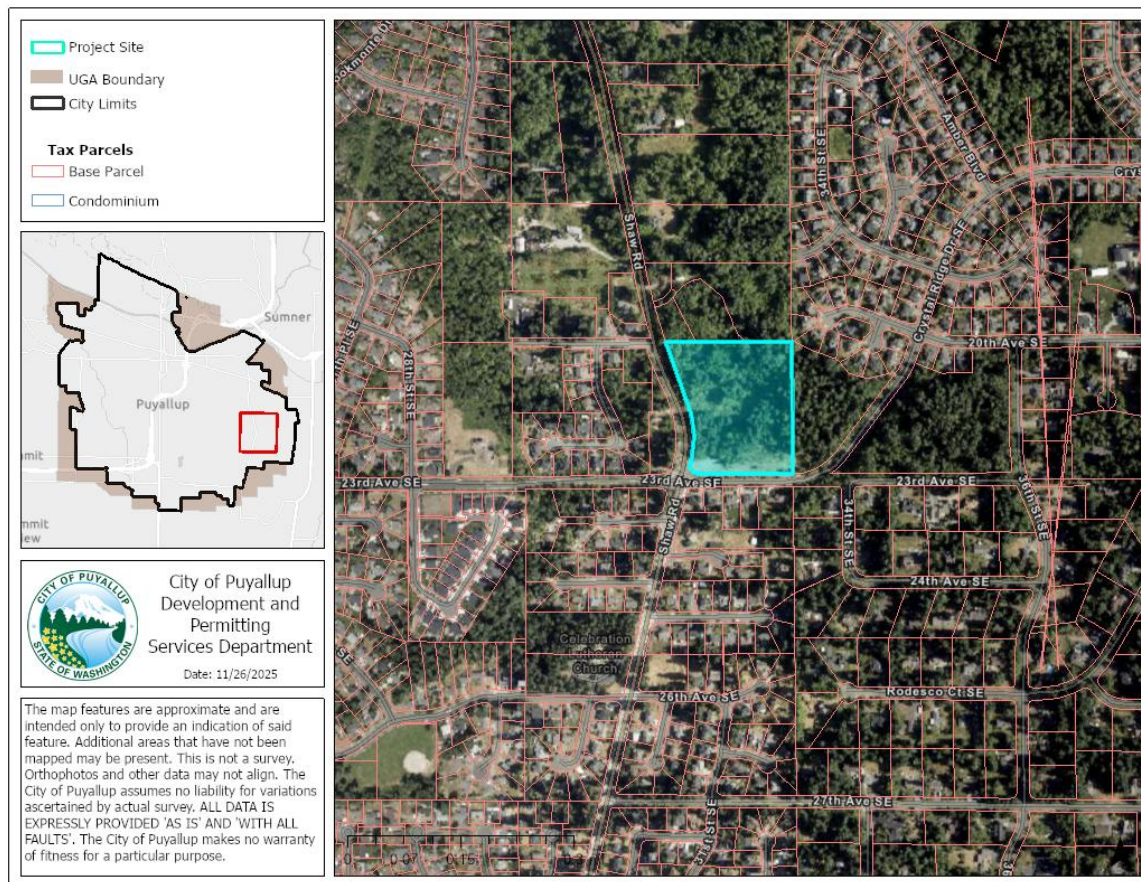
From: Rachael N. Brown, Associate Planner

RE: Normandy Heights Project # PLPMP20240053

Date of memo: December 3, 2025

Hearing Date: December 09, 2025

VICINITY MAP



PROJECT OVERVIEW	
Applicant: Jacob Miller Staff Coordinator: Rachael N. Brown Property Owner: KOLOWINSKI CARRIE ARM HOMES LLC RYAN MCGOWAN Address: 2007 SHAW RD, PUYALLUP, WA 98372; Parcel ID#: 0420354039 Site Size: 320,166.00 Comp Plan Designation: Low Density Residential (LDR) Zoning: Medium Density Multiple-Family Residential (RS-10)	Proposal: Subdivision of 25 single-family residential lots on approximately 7.3 acres with associated stormwater facilities, newly dedicated public roads, street trees, and landscaping. Onsite wetland, stream, and potential landslide hazard areas and associated buffers to be preserved in separate conservation tracts. Staff Recommendation: APPROVE WITH CONDITIONS

PUBLIC NOTIFICATION RECORD – APPLICATION NOTICE

- Permit request received by city on May 4, 2024
- Initial submittal deemed complete by Department on June 11, 2024
- Notice of complete land use application mailed to all owners of property within a specified radius of the site (as required by PMC 20.12.010) as indicated by the Pierce County Assessor Treasurer's records: July 3, 2024
- Notice of Application sent to the current list of public agencies and Tribes noticed of complete land use applications by the Department: July 1, 2024
- Notice of Application Published in the Tacoma Weekly: July 3, 2024
- Notice of Application was posted at the project site by the applicant: July 11, 2024 (verification provided by the applicant via affidavit of posting).

PUBLIC NOTIFICATION RECORD – HEARING NOTICE

- Notice of Public Hearing mailed to all owners of property within a specified radius of the site as indicated by the Pierce County Assessor Treasurer's records: (29 > days in advance of hearing – 14 > days minimum required by PMC 20.12.010 (1)).
- Notice of Public Hearing was posted at the project site by the applicant: Jacob Miller (verification provided by application via affidavit of posting – 18 days in advance of public hearing, 10 > minimum required by PMC 20.12.010 (3)).
- Notice of Public Hearing published in the Tacoma Weekly: November 12, 2025 (27 days in advance of hearing – 14 days minimum required by PMC 20.12.010(1)).

COMMENT RECORD

Commenter / Agency Summary of Comment

Larissa Halos (Neighbor) Raised concerns about wildlife habitat loss and greenbelt removal.

Commenter / Agency Summary of Comment

Washington Department of Natural Resources (DNR) – Forest Practices Program	Notified City that removal of merchantable timber may require a Class IV-General Forest Practices Application/Notification, as the land qualifies as forestland being converted to another use.
Puyallup School District	Project expected to generate 17 students. Requested installation of a school bus stop waiting area with hardscape, lighting, and separation from Lot 25. Asked to be included as a party of record.
Pierce Transit	No comment — site is too far from any transit route and does not affect transit operations.
Tacoma Water	No comment — site lies entirely within City of Puyallup water service area, not Tacoma Water’s system.
Puyallup Tribe of Indians – Fisheries Department	Requested additional mitigation to protect Deer Creek due to poor water quality and upstream fish use. Recommended increasing riparian buffer width, planting multi-tier native vegetation on slope benches, and improving stormwater dispersion into native grass buffers to reduce velocity and enhance filtration.
Angela Stalgis-Nelson (Resident, Rodesco area)	Expressed concern about coyote den and deer habitat in the project area. Believes increased development will push wildlife further into neighborhoods and worsen habitat fragmentation. Encouraged preservation/restoration of natural creek areas.
WA Dept. of Archaeology & Historic Preservation (DAHP)	Concurred with archaeological survey results: one precontact isolated artifact found. No DAHP permit required, but recommends following an Inadvertent Discovery Plan and offering artifact to the Puyallup Tribe.
WA Dept. of Ecology (Hazardous Waste, Solid Waste, Toxics Cleanup Programs)	Provided standard comments: ensure safe handling of hazardous building materials during demolition (asbestos, mercury, PCBs); all fill must be clean fill; debris must be disposed of at approved facilities; if contamination is discovered, Ecology must be notified and cleanup requirements followed.

STATUS OF REGULATIONS

Since the filing of the complete application, no amendments to regulations applicable to the project have been codified.

STATE ENVIRONMENTAL POLICY ACT (SEPA) STATUS

SEPA Mitigated Determination of Non-Significance (MDNS) was issued on November 12, 2025. The appeal period for that determination ended on November 24, 2025. No appeal was received before the end of the final appeal period, therefore the SEPA MDNS is final.

PROJECT DETAILS

Project proposes a **Preliminary Major Plat** subdividing approximately **7.35 acres** into **25 single-family residential lots**, with associated:

- Public roads (Road A & Road B)
- Private alley (Tract B)
- Stormwater vault (Tract D)
- Common Open space tracts (Tracts A, C, D, E)
- Pedestrian facilities
- Landscaping and street trees
- Critical area preservation areas (Tracts A, C)
- 6% active recreation area with playground, picnic table, pathways, and benches
- Dedication of a portion of the W side of the property to widen Shaw RD E
- Dedication of new interior streets

City Improvement of Shaw RD E:

- City of Puyallup is currently working on plans to widen Shaw Rd E, applicant is responsible for onsite construction of a wall necessary to facilitate those City improvements.

A Conditional Use Permit (CUP) for a **Planned Development – Residential (PDR)** allowing modifications to standard RS-10 development regulations, including:

Development Standard	Proposed Modification	Min Required in RS-10 Zone
Minimum lot area	5,165 square feet	10,000 square feet
Front setback (Primary Residence)	10 ft	25 ft
Rear setback (Primary Residence)	10 ft	25 ft
Interior side setback (Primary Residence)	5 ft	5 ft (Sum of 16 ft)

Front setback (Garages)	20 ft	25 ft
Rear Yard Positioned Garages	20% of Garages; Lots 1-5	N/A
Interior side setback (Primary Residence)	5 ft	5 ft (Sum of 16 ft)
Lot Coverage	45 %	40 %
Floor Area Ratio (FAR)	0.65	0.45

Additional specific development standards required for planned developments such as amenity areas, limits on curb cuts, and other development regulations specified in the Planned Development regulations of PMC 20.40 have been outlined on the face of the proposed plat. A copy of those specific development standard notes is copied below for reference:

<u>SPECIFIC DEVELOPMENT STANDARD NOTES:</u>			
1. TAX #:	0420354039	17. PROPOSED SETBACKS:	
2. SITE AREA:	320,127± S.F. (7.35± AC)	FRONT:	10 FT
3. SITE ADDRESS:	2007 SHAW ROAD	GARAGE:	20 FT
4. EXISTING USE:	UNDEVELOPED	INTERIOR SIDE YARD:	5 FT
5. PROPOSED USE:	SINGLE FAMILY RESIDENTIAL	STREET SIDE YARD:	15 FT
6. EXISTING ZONING:	RS-10 (LOW URBAN DENSITY	REAR YARD:	10 FT
	SINGLE FAMILY RESIDENTIAL)	18. MAX LOT COVERAGE:	45%
7. SURROUNDING ZONING:	NORTH: RS-10	19. MAXIMUM FLOOR AREA RATIO:	0.65
	SOUTH: RS-10	20. PROPOSED REAR YARD	
	EAST: RS-10	GARAGES (20%):	LOTS 1 THRU 5
	WEST: RS-10	21. PROPOSED SHARED	
8. EXISTING COMPREHENSIVE		DRIVEWAYS (52%):	LOTS 8-11, 13 & 14, 18-25
PLAN DESIGNATION:	LOW DENSITY RESIDENTIAL	22. CURB CUT CALCULATION:	
9. PROPOSED MIN. LOT WIDTH:	50 FT	TOTAL STREET FRONTAGE:	±1,885 LF
10. PROPOSED MIN. LOT AREA:	5,165 SF	CURB CUT PER LOT	
11. GROSS PARCEL AREA		(APPROACH WIDTH):	20 FT
(EXCLUDING PUBLIC ROW):	272,651 SF	MIN. LOT WIDTH:	50 FT
12. COMMON OPEN SPACE REQ'D:	27,265 SF (10%)	CURB CUT % PER LOT:	20 LF MAX/ 50 FT = 40%
12. COMMON OPEN SPACE PROVIDED:	84,292 SF (32%)	LOTS ALONG CURB FRONTAGE:	19 LOTS
13. NET LOT AREA:	173,288 SF	TOTAL (LF) OF CURB CUT:	20 FT X 19 LOTS = 380 LF
14. AMENITY AREA REQ'D:	8,664 SF (5.0%)	TOTAL CURB CUT %:	380 LF / 1,885 LF = 20%
15. AMENITY AREA PROVIDED:	8,736 SF (5.5%)		
16. MAX BASE HEIGHT OF BUILDINGS:	36 FEET		

Site Size

Approx. **7.35 acres**, with steep slopes, a Category III wetland, and a Type II stream on the northeast portion of the property.

Critical Areas

- **Wetland A:** Category III, approx. 2,560 sq ft on-site with **80-ft buffer**
- **Stream Z (Upper Deer Creek):** Type II stream with **100-ft buffer**

- **Steep slopes** (landslide hazard areas)

Existing Site Conditions

- Existing single-family residence and gravel area
- Forested portions with Douglas fir, western red cedar, vine maple
- Moderate to steep slopes, descending from SW to NE
- Category III wetland and Type II stream present
- Steep slope areas located in S portion and NE portion of site

SURROUNDING AREA

- North: Forested undeveloped land, RS-10
- South: Crystal Ridge Drive SE; single-family
- East: Residential PDR (separated by Tract E)
- West: Shaw Road E; Category IV wetland across roadway

CRITICAL AREA REVIEW

Site contains several regulated critical areas. Staff reviewed the proposed plat for conformance with City critical area codes.

Wetland A – Category III

- Size: ~2,560 sq ft onsite
- Buffer: **80 ft** for high-intensity land use
- Additional 10-ft building setback

Stream Z (Deer Creek) – Type II Stream

- 100-ft standard buffer
- OHWM flagged in 2025 site visit

Wetland I (Offsite)

- Category IV, located west of Shaw Rd
- 50-ft buffer, does not project into site

Steep Slopes

Potential landslide hazard areas to be placed in Tract D/E as protected open space.

Staff Finding – Critical Areas

The Preliminary Plat and PDR:

- Avoids all critical areas

- Places all wetlands, streams, and buffers into protected tracts
- Provides adequate setbacks and apply buffer averaging only as allowed by code
- Condition #3 & #4 referenced in 'Staff Recommended Conditions' will address concerns raised from the Puyallup Tribe of Indians regarding stormwater discharge into buffer and additional treed buffer area

Result: Meets PMC 21.06 requirements.

STAFF ANALYSIS

Section A - CONDITIONAL USE PERMIT (CUP) APPROVAL CRITERIA

Applicable Code: PMC 20.80 – Conditional Use Permit Standards

Permit Requested: CUP for a **Planned Development – Residential (PDR)** in the RS-10 zone.

Under PMC 20.80, the Hearing Examiner shall approve a CUP only when adequate findings demonstrate the following:

- 1. That the use for which the conditional use permit is applied for is specified by this title as being conditionally permitted within, and is consistent with the description and purpose of the zone district in which the property is located;*

Finding: PDRs are conditional uses in the RS-10 zone per PMC 20.20.015.

Conclusion: Standard Met.

- 2. That the granting of such conditional use permit will not be detrimental to the public health, safety, comfort, convenience and general welfare, will not adversely affect the established character of the surrounding neighborhood, and will not be injurious to the property or improvements in such vicinity and/or zone in which the property is located.*

Finding:

- All homes meet or exceed the **10-ft building separation requirement** and the **15-ft perimeter setback** required for PDRs.
- No lots directly abut existing developments on the east; **Tract E** provides separation and buffering.
- Critical areas and steep slopes are placed entirely in protected tracts, eliminating future development pressure.
- Road A and Road B provide adequate public circulation without overburdening adjacent streets.
- The Traffic Scoping Worksheet shows **22.56 PM peak hour trips**, insufficient to create significant adverse impacts.
- Architectural, landscaping, and open space performance standards help ensure compatibility.

Conclusion: Standard Met.

3. *That the proposed use is properly located in relation to the other land uses and to transportation and service facilities in the vicinity; and, further, that the use can be adequately served by such public facilities and street capacities without placing an undue burden on such facilities and streets;*

Finding:

1. **Water & Sewer:** Serviced by the City of Puyallup; preliminary utility layout shown on grading/utility plans.
2. **Transportation:** New public road dedication provides adequate vehicle access to site; pedestrian connectivity via sidewalks. City to improve Shaw RD E
3. **Stormwater:** Detention vault in Tract D complies with City and Ecology Manual; location avoids critical areas.
4. **Schools/Parks:** Impact fees ensure adequate public facility mitigation. New school bus stop installed on Crystal Ridge DR SE ensure students reach distant schools.
5. **Fire & Emergency Access:** Road design supports 20-ft minimum travelway and turnarounds per IFC.

Conclusion: Standard Met.

4. *That the site is of sufficient size to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading, landscaping and other such features as are required by this title or as are needed in the opinion of the hearing examiner are properly provided to be compatible and harmonious with adjacent and nearby uses;*

Finding: The site is of sufficient size to accommodate all 25 lots and required roads, yards and utilities.

Conclusion: Standard Met.

5. *That the granting of such conditional use permit will not be contrary to the adopted comprehensive plan, or to the objectives of any code, ordinance, regulation, specifications or plan in effect to implement said comprehensive plan.*

Finding: The proposal implements several goals and policies of the **Puyallup Comprehensive Plan (2044)**, including:

- **Housing Element:**
 - *H 1.1:* Use siting and design regulations to ensure that new development and infill housing is consistent with market and community needs and is consistent with the scale and design characteristics with existing neighborhoods.
 - *H 8.1:* Promote innovative development techniques, which better utilize land, promote design flexibility, preserve open space and natural features, and conserve energy resources, while maintaining consistency with the overall scale and intensity of the existing neighborhood.
- **Land Use Element:**

- LU - 7.1 Ensure that residential designations support a wide range of housing types, densities, forms, and price points that meet the changing needs of the whole community and accommodate future growth.
- LU 7.3: Encourage new residential development to use land efficiently and achieve a substantial portion of the maximum density allowed on the site.
- LU - 3.3 Encourage residential development to utilize innovative design approaches to retain significant on-site vegetation through clustered development, reduce or consolidate parking, and age-appropriate active community open space.
- **Natural Environment Element:**
 - NE 3.5: Encourage use of creative and appropriate site design and housing types to balance environmental protection and achievable density. Encourage clustering, and density transfers, or other tools for both commercial and residential development to help retain significant natural features and critical areas as open space.

Conclusion: Standard Met.

Overall CUP Determination

The proposed PDR satisfies all Conditional Use Permit criteria of PMC 20.80. **The CUP may be approved with conditions.**

Section B – PDR APPROVAL CRITERIA (PMC 20.40)

Applicable Code: *PMC 20.40 – Planned Developments*

Permit Requested: **Planned Development – Residential (PDR)** in the RS-10 zone.

Planned developments are intended to provide for high quality development projects where site design and use flexibility is desirable to allow for more creative and imaginative designs and to better meet the goals, objectives and policies of the comprehensive plan than would generally be possible under conventional zoning and/or subdivision regulations.

Under PMC 20.40.045, the Hearing Examiner shall approve a planned development only when adequate findings demonstrate the following:

1. *The development density and design shall be consistent with the goals, objectives and policies of the comprehensive plan.*

Finding: The proposed subdivision's density (approximately 3.4 units/acre) is consistent with the Low Density Residential (LDR) designation of the City of Puyallup Comprehensive Plan. The project's layout—incorporating preserved critical areas, centralized open space, pedestrian connections, and compatible single-family design—advances the Comprehensive Plan's goals related to neighborhood character, environmental protection, housing variety, and transportation connectivity. The PDR design standards, including enhanced open space and flexible lot design, further support these policy objectives.

Conclusion: Standard Met

2. *The overall density of the project shall not exceed the maximum development density of the zone in which the PD is proposed.*

Finding: The underlying RS-10 zone permits up to 4 dwelling units per acre. The proposal includes **25 lots on 6.44 net acres**, yielding **3.9 du/acre**, which does not exceed the maximum allowable density. PDR modifications do not increase base density.

Conclusion: Standard Met

3. *Critical areas and other significant and desirable natural features such as steep slopes, drainage courses, unique stands of vegetation, riparian areas and water bodies are to be retained and integrated into the site design.*

Finding: All critical areas—including **Wetland A**, its 80-ft buffer, **Stream Z (Deer Creek)**, its 100-ft buffer, and **landslide hazard slopes**—are preserved in protected tracts (Tracts A, C, and D). No clearing or grading is proposed within these areas. The plat design integrates these features as open space, amenity areas, buffer areas, and natural separators, consistent with the site's topography and environmental constraints.

Conclusion: Standard Met

4. *Common recreational facilities such as play fields, swimming pools, tennis courts, trails, saunas or exercise rooms should be included in the project site design in keeping with the scale and needs of the project.*

Finding: A centralized **active recreation area** is provided in Tract D and includes a children's play structure, benches, an ADA-accessible picnic table, pathways, and landscaped gathering areas. These facilities exceed the PMC's minimum 5% active recreation space requirement and are scaled appropriately to a 25-lot residential development.

Conclusion: Standard Met

5. *All buildings and structures in the project site area are to share a common architectural theme that ensures compatibility among interior land uses. This theme shall also be compatible or complementary with adjacent development, or shall be adequately screened or buffered from such adjacent development.*

Finding:

The applicant states that the homes will share a unified architectural character, including coordinated façade design, roof forms, and materials. Perimeter lots are buffered by open space tracts and critical area tracts, which provide screening where architectural compatibility is less relevant. The development's scale and design are generally consistent with nearby single-family neighborhoods.

Conclusion: Standard Met

6. *The project site design shall be laid out in a manner which ensures compatibility and harmony with adjoining land uses exterior to the subject project. Lot sizes along common boundary lines with other residential uses shall be at least 75 percent of the minimum lot size of the underlying zone.*

Finding: No lots abut any of adjacent properties. The lots on the E side of the property are separated from the adjacent lot by an open space tract (Tract E). Other common boundaries are buffered with critical area

tracts (C) or streets. The project layout provides visual and physical compatibility with surrounding single-family land uses.

Conclusion: Standard Met

7. *All public and private streets within the project site area shall comply with city design standards.*

Finding: Road A and Road B are designed to full City public street standards, including sidewalk, planter strip, curb/gutter, and street tree requirements. The private alley (Tract B) meets City private drive standards. Final compliance will be verified during civil engineering review.

Conclusion: Standard Met

Overall Conclusion – PMC 20.40.045

Based on the findings above, the Normandy Heights Planned Development–Residential **meets all criteria of PMC 20.40.045** and is consistent with the City’s expectations for PDR projects.

Section C – PRELIMINARY MAJOR PLAT APPROVAL CRITERIA (PMC Chapter 19)

Applicable Code: *PMC 19.08 & 19.12 – Major Plat Approval Criteria*

Permit Requested: Preliminary Major Plat Subdivision

Major Plat Approval Criteria (PMC 19.08)

- (1) The hearing examiner, before approval is given, shall inquire into the public use and interest proposed to be served by the establishment of a subdivision and dedication. The examiner shall determine if the design reflects existing site conditions and the city development standards, and if appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, parks, playgrounds, sites for schools and schoolgrounds, and shall consider all other relevant facts and determine whether the public interest will be served by approval of the subdivision and corresponding dedications. If the examiner finds that the proposed plat is consistent with the city’s comprehensive plan and development standards, and makes appropriate provisions for the public health, safety, and general welfare as described above, and that the public use and interest will be served by the platting of such subdivision, then it shall be approved. If the examiner finds that the proposed plat does not make such appropriate provisions or that the public use and interest will not be served, then the examiner may disapprove the proposed plat. Dedication of land may be required as a condition of subdivision approval and shall be clearly shown on the final plat.
- (2) A proposed subdivision site may be disapproved because of flood, inundation, or marshy conditions. Construction of protective improvements may be required as a condition of approval, and such improvements shall be noted on the final plat.
- (3) No plat shall be approved covering any land situated in a flood control zone, as provided in Chapter [86.16](#) RCW, without the prior written approval of the Department of Ecology of the state of Washington.

1. Public Health, Safety & General Welfare

Finding:

- Roads designed to City standards; sidewalks and planter strips on all frontages.
- Stormwater vault in Tract D meets City standards.
- Sewer, water, and fire access meet applicable codes.
- Critical area functions preserved through tract dedication.

Conclusion: Standard Met.

2. Appropriate Provisions for Streets, Access, Water, Sewer, Drainage, Schools, Parks

Finding:

- Streets A and B provide full public connectivity.
- Additional area dedicated on NE portion of lot for future road connectivity.
- Utilities supported by preliminary engineering drawings (Sheet 4).
- Drainage meets DOE manual.
- Park and school mitigation via impact fees and addition of school bus stop.

Conclusion: Standard Met.

3. Site is Not in a Flood Hazard Zone

Finding:

- Wetland A and Stream Z present, but no identified FEMA floodplain.
- Protective improvements (buffers, setbacks) are included.

Conclusion: Standard Met.

SUBDIVISION DESIGN STANDARDS (PMC 19.12)

The following represents analysis of applicable development regulations as it relates to the current proposed plat:

1. Utilities (PMC 19.12.040)

Finding: Preliminary water, sewer, and stormwater plans meet City standards.

Storm water: Staff has reviewed and accepted the preliminary storm water design as provided by the project engineer. The project shall provide for storm water detention within the designated storm water tract shown on the face of the plat. All storm water facilities shall conform to applicable standards in PMC 19.12.040 (1)(a)-(h), City Standards for Public Works Engineering and Construction Manual, and all applicable provisions of the WA State Department of Ecology storm water manual applicable to the project at the time of final permitting.

Domestic water: Staff has reviewed and accepted the preliminary water utility design as provided by the project engineer. All water utility lines and hydrants shall conform to applicable standards in PMC 19.12.040 (2)(a)-(c), City Standards for Public Works Engineering and Construction Manual, and all applicable provisions of the International Fire Code (IFC) manual applicable to the project at the time of final permitting.

Sanitary sewer: Staff has reviewed and accepted the preliminary sanitary sewer utility design as provided by the project engineer. All sanitary sewer lines and facilities shall conform to applicable standards in PMC 19.12.040 (3)(a)-(c), City Standards for Public Works Engineering and Construction Manual, and all applicable provisions of the International Residential Code (IRC) manual applicable to the project at the time of final permitting.

Conclusion: Standard Met.

2. Transportation (PMC 19.12.050)

Finding: Preliminary roadway cross-sections, sidewalks, street trees, and sight distance plans meet City requirements. Staff has not identified any inconsistencies with the project's roadway design relative to PMC 19.12.050 or the City Standards for Public Works Engineering and Construction Manual. At the time of final permitting, the project engineer shall design the roadway in accordance with all applicable city standards that apply to the project, including curb, gutter, street tree planter strips/street trees, sidewalks and street lighting. The City Engineer may attach any conditions to the project to protect public safety.

Conclusion: Standard Met.

3. Block & Lot Layout (PMC 19.12.060)

Finding:

- Lots meet minimum dimensions per planned development.
- Blocks and cul-de-sac lengths comply with code.
- Adequate access and frontage provided.

Conclusion: Standard Met.

4. Common Areas & Unique Site Features (PMC 19.12.070)

Finding:

- Critical areas placed in tracts.
- Street tree plan provided.
- Stormwater tract dedicated for long-term maintenance.

Conclusion: Standard Met.

STAFF CONCLUSIONS

Based on the complete application materials, technical reports, public comments received to date, and review for compliance with the Puyallup Municipal Code and Comprehensive Plan, staff offers the following conclusions for the Hearing Examiner's consideration:

1. The proposed development is consistent with the City of Puyallup Comprehensive Plan.

The Normandy Heights development supports the City of Puyallup Comprehensive Plan's vision for well-designed low-density residential neighborhoods. The project provides appropriate pedestrian connectivity, preserves environmentally sensitive areas, protects the site's landform through appropriate grading, and provides meaningful open space and amenities for residents.

The project also accommodates projected residential growth in a manner consistent with LDR zoning and infill development patterns, while maintaining the character of the surrounding area.

2. The proposed development meets the Conditional Use Permit (CUP) criteria of PMC 20.80.

3. The proposed PDR meets the Planned Development criteria of PMC 20.40.

4. The proposed subdivision meets the Subdivision Approval Criteria of PMC 19.08.030.

5. The subdivision design and infrastructure meet the standards of PMC 19.12.

6. Critical areas are fully avoided and protected, satisfying PMC 21.06.

7. The SEPA MDNS adequately addresses potential environmental impacts.

8. With the recommended conditions, the project will not be detrimental to the public health, safety, or welfare.

STAFF CONCLUSION

Staff concludes that the Normandy Heights Preliminary Major Plat and Conditional Use Permit (PDR) meets all applicable requirements of the Puyallup Municipal Code and the Comprehensive Plan, subject to the conditions of approval outlined in the next section. Therefore, staff recommends the Hearing Examiner APPROVE with CONDITIONS.

STAFF RECOMMENDED CONDITIONS

1. All conditions as outlined in City of Puyallup Final Development Review Team (DRT) Letter dated October 31, 2025.
2. All SEPA Mitigation Measures outlined in MDNS Issued November 12, 2025.
3. Tract D (except the areas designated as 'active amenity areas') shall be planted with Type III landscaping.
4. The outlet for the storm collection system shall not extend into the buffer area and shall be dispersed in some fashion - to be determined during civil review - as to avoid rilling and erosion in the vegetated buffer.