



City of Puyallup

Development and Permitting Services

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

DATE: July 22, 2022

TO: Evan Mann

FROM: Gabriel Clark, Planning Technician

PROJECT: PLPRE20220098

SITE ADDRESS: 3305 S FRUITLAND, PUYALLUP, WA 98373;

PROJECT DESCRIPTION (as provided by applicant): This a proposal to rezone and subdivide 2 parcels into 52 single family lots. Additionally, this includes a large sewer main extension.

NOTE: Traffic Comments from Traffic Engineer Bryan Roberts will be forthcoming on their return to the office.

Thank you for meeting with the city's Development Services staff to discuss your proposed project. The following information highlights the issues discussed at our meeting and is provided for your use. Please note that the information provided is a list of specific issues discussed and is not intended to replace the final condition letter that will be provided to you when a formal application is submitted and reviewed. We hope that you find this information helpful and informative as you proceed through the permitting process. If you have any questions or concerns regarding these notes, please do not hesitate to contact the appropriate staff member or me directly at (253) 770-3330, GClark@PuyallupWA.gov. We look forward to working with you on the completion of this project.

ACTION ITEMS

Planning Review - Chris Beale, Senior Planner | (253) 841.5418 | cbeale@puyallupwa.gov

This letter is intended to outline specific code sections and other standards that may be applicable to the project. This is not an exhaustive list and other requirements may be triggered by the actual development proposal. The applicant is advised and encouraged to consult the Puyallup Municipal Code (PMC) when finalizing their application proposal and contact the planner listed above with questions

GENERAL PLAT COMMENTS SUMMARY

- Proposed rezones must be reviewed and approved by the Hearing Examiner, based on the following criteria:

Each determination granting a rezone shall be supported by written findings and conclusions showing specifically wherein all of the following **conditions** exist:

(1) That the proposed amendment to the zoning map is consistent with the goals, objectives and policies of the comprehensive plan;

(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;

(3) That there are changed conditions since the previous zoning became effective to warrant the proposed amendment to the zoning map;

(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.

- Its not clear what the changed conditions *since the previous zoning was effective* to warrant the application for rezone. The pre-app request letter submitted by the applicant states the addition of sanitary sewer would be substantial justification for a rezone, but that civil infrastructure is not yet installed and would presumably be tied to the project itself (which is reliant upon RS-04 zoning for approval). There is a non-linear timing issue that would need additional consideration related to sewer as a changed condition to allow a rezone (e.g. sewer main may need to be installed prior to application for rezone, that may assist the application for rezone). The possibility of a conditional rezone tied to the project and sewer improvements would need to be researched with Legal. Planning can follow up with a response from Legal following the pre-app meeting.
- Planning anticipates (based on code below) the proposed roadway to be extended to the eastern boundary (stubbed to the pipestem between 4005000310, -330) and to the northern boundary (to abut TPN 4005000180) to allow future roadway connectivity. The ROW may need to stub offset the 50' ROW more on the side of -330 given the location of improvements. See code:
 - PMC 19.12.050 (1)(B): "The arrangement of streets in new development should be such that said streets extend to the boundary lines of the tract to make provision for future extension to adjacent tracts, except when determined to be impractical by the public works director or designee due to critical areas, site constraints, or existing street alignments."
- A pedestrian access ROW appx. 600' from Fruitland Ave will need to be provided between the lots on the south side of the new road, per PMC 19.12.060 (1)(c) "Easements may be required to be established through blocks exceeding 600 feet in length, to accommodate utilities, drainage courses/facilities, or pedestrian walkways". This would allow for future access for pedestrians for a future major plat of the parcel to the south. This ROW will be public and should be 20' with paved improvements.
- The intersection of 31st and Fruitland has PM peak congestion and is known to be operating below level of service during PM peak hour. Any TIA report will need to analyze impacts and potentially mitigate new impacts at that intersection in accordance with LOS standards. (*"Require developers to perform a transportation impact analysis, at the discretion of the City Engineer, to demonstrate the effect of significant additional travel demand from their projects on the transportation network. In the event the analysis shows that the project would impact the level of service in the affected area, new development is responsible for improvements to the transportation system. **If the existing vehicle level of service is below the standard, the developer shall mitigate impacts to the pre-developed level of service condition plus an allowable increase in delay of up to 15%**"*)
- The width of the lots and dimensions of driveways will provide limited opportunities for on street overflow parking. Planning staff recommends examining using a 60' local road street cross section to allow parking

on both sides, shared driveways, as well as consideration of public (or private, if allowed by Engineering) alleyways to rear load lots.

- The applicant should consider a Planned Development under the standards of PMC 20.40. If the applicant chose to utilize the PD code, and provide a public park under the optional park code (PMC 20.40.025 (4)(E)), a 50% density bonus could be applied to the development (achieving a net 6 unit per gross acre standard, as is proposed). The park tract would be dedicated to the City of Puyallup as a public park and would need to be sized appropriately; there may be an option to potentially combine the park tract shown on the pre-app submittal with the storm and lift station tract if the design appropriately integrates these features into an acceptable park setting. City of Puyallup Parks is open to this discussion and may be willing to pay for improvements. Planning can follow up pre-app meeting. Dedication and improvement of public park may allow for a park impact fee credit consistent with PMC 21.20.040; Planning staff is still researching and would need to follow up after the pre-app meeting.
- A critical area report for wetlands and Geotech for geohazard area investigation is needed for TPN 4005000320. A critical area report for TPN 4005000220 is on file and still approved until June 6, 2023 (5 years from date of current report). The report for TPN 4005000220 will need to be updated if the application is submitted after that 5 year date.
- Key development standards: RS-04 only allows 50% lot coverage, .6:1 FAR and SFRs are height limited to 28' maximum. See PMC 20.20.020 for full standards. PDR projects with the underlying RS-10 zone (if a PDR would be used in lieu of a rezone) would utilize 20.40.025 and 20.20.020.
- See the bottom of these notes for the PDR development standards. You will want to review all of PMC 20.40, and especially PMC 20.40.025 to ensure you can meet the PDR development code standards for the product type of homes you are expecting to build out.

PRELIMINARY MAJOR PLAT APPLICATION FORM

<http://cityofpuyallup.org/DocumentCenter/View/9783/Major-Plat-Preliminary-FILLABLE>

LAND USE ANALYSIS

- The site is in the RS-10 zone district and the LDR Comprehensive Plan designated area. Consult PMC 20.20 for zone specific standards relating to lot dimensions, setbacks, lot area requirements, etc.
- All proposed major plats are subject to Puyallup Municipal Code (PMC) Title 19, specifically PMC 19.02, 19.04, 19.08 and PMC 19.12.

APPROVAL CRITERIA

19.08.120 Preliminary plat – Hearing examiner review and approval.

- The hearing examiner shall review and either approve, approve with conditions, or deny all preliminary plats for subdivisions and dedications to assure conformance to the provisions of this title, the city comprehensive plan, and other planning standards and specifications as adopted by the city.
- Approval of a preliminary plat shall not be construed as approval of a final plat.

ON-SITE IDENTIFICATION POSTING

- Identification Marker Posting. The subdivider shall, for identification purposes only, cause markers of a type approved by the city to be placed upon each of the road frontage corners of the subject land and maintain them thereon during the period extending from the time of application to the time of final action for the purpose of permitting field checks of the proposed major plat.
- Posting of Other Data and Markers. Where other data or where identification markers are found necessary by any relevant agency to assist it in making its determination, such data and markers shall be placed upon the land and maintained thereon during the period extending from the time of application to the time of final action for the purpose of permitting field checks by the applicable agencies.

- Consent to Access. The subdivider shall permit free access to the land being subdivided to all agencies considering the major subdivision for the period of time extending from the time of application to the time of final action.

LAND USE PERMITTING REQUIREMENTS

The following land use permits are required for your proposal:

- Preliminary major plat application
<http://cityofpuyallup.org/DocumentCenter/View/9783/Major-Plat-Preliminary-FILLABLE>
- SEPA Environmental checklist
<http://cityofpuyallup.org/DocumentCenter/View/9788/SEPA-Checklist-FILLABLE>
- All supporting critical area, traffic, storm water, preliminary utility/grading and any other reports needed to process the subject request.

SUBDIVISION PERMIT REQUIREMENTS

- To facilitate a complete application submittal, provide the following documents:
 - Permit submittals will be accepted by via the Cityview permit portal only (<https://permits.puyallupwa.gov/Portal>).
 - Complete application form and supporting documents, as outlined on the application form checklist. Consult with a permit technician if you have questions about the minimum submittal checklist requirements (PermitsCenter@puyallupwa.gov).
 - Complete Survey of the Plat. A complete survey, completed by a licensed land surveyor is required to be compiled on an 18-inch by 24-inch sheet containing the following information (see PMC 19.02.100 for full requirements list):
 - The names and addresses of the owners of said tract;
 - The legal description of the original tract proposed for subdivision;
 - County assessor parcel numbers for all affected tracts;
 - North arrow, scale and date of the drawing. The scale shall be one inch equals 50 feet for sites two acres in size or less, and one inch equals 100 feet for sites greater than two acres in size;
 - Vicinity map, containing the outline of the affected tract(s), the nearest public streets to the north, south, east and west, and the quarter/quarter section in which the site is located;
 - Boundary lines of the tract(s) to be subdivided, and corresponding bearings and dimensions;
 - Existing and proposed lot lines. The existing lot lines shall be shown using a heavy dashed line, and the proposed lot lines shown using a heavy solid line;
 - Square footage of all proposed lots and tracts;
 - Location, material and size of all monuments. Monuments shall meet the specifications of the public works director or designee;
 - Registered land surveyor certification that the drawing is a true and correct representation of the land surveyed, and that all monumentation location, size and materials are correctly shown;
 - Lot size and numbering. The square feet in each lot shall be shown, and all lots shall be numbered consecutively from one to the total number of lots. All tracts shall be assigned a consecutive letter designation beginning with the letter A;
 - Accurate location and dimensions of all existing structures, septic systems and utility services, and the distance between structures, improvements and utilities to the adjoining proposed lot lines;
 - Topography showing existing and proposed contours at five-foot contour intervals except for any portion of the site containing slopes of 15 percent or greater which shall be shown at two-foot contour intervals. The contour intervals shall extend at least 100 feet beyond the boundaries of the site;

- The layout, names, location, purpose, width and other dimensions of proposed streets, alleys, easements, parks and other open space, property reservations, lot lines, yard requirements and utilities;
- Boundaries and associated buffers, development envelopes, or other information for any critical areas as defined or required by Chapter 21.06 PMC;
- Notarized acknowledgments and signatures of the property owner(s);
- Current Title Report. Title report confirming ownership and any easements or other encumbrances of record affecting the subject parcel. The title Report shall have been prepared within two weeks of the date of application
- SEPA checklist with an 8.5”X11” or 11”X17” PDF copy of the site plan
- Required preliminary storm water report, consistent with Engineering’s requirements and notes contained in this letter or as otherwise directed by the case Engineer.
- Any required critical areas report, as noted herein by the case planner
- Geotechnical report, where required.
- Preliminary utility plan, or preliminary Technical Information Report (TIR), consistent with Engineering’s requirements and notes contained in this letter or as otherwise directed by the case Engineer, where required.

CITY DEPARTMENT SIGNATURE BOXES

- Please ensure the following signature boxes are correctly shown on the face of the plat, using the city’s template layout design:

Department	Signatory
“Office of the City Engineer”	“City Engineer”
“Development and Permitting Services Department”	“Development and Permitting Services Director”
“Fire Prevention Division”	“Fire Code Official”

LOT DESIGN ANALYSIS

- Blocks shall be arranged in accordance with the following requirements:
 - Blocks shall have sufficient width to provide for two tiers of lots of appropriate depth. Exceptions to this prescribed block width shall be permitted in blocks adjacent to critical areas, major transportation facilities, industrial and commercial areas;
 - Whenever practical, blocks along arterials and major collector streets shall not be less than 1,000 feet in length. Blocks in other residential areas shall not be more than 1,000 or less than 300 feet in length;
 - Easements may be required to be established through blocks exceeding 600 feet in length, to accommodate utilities, drainage courses/facilities, or pedestrian walkways;
 - Where blocks are developed along arterial streets and/or highways that are proposed to contain alleys, said alleys shall run parallel to said arterial, and not perpendicular or radial so as to create an intersection between the arterial and alley; and
 - Wherever feasible, blocks shall be arranged consistent with low impact development principles.
- Lot Arrangements. Lots shall be oriented and improved in accordance with the following requirements:

- Panhandle access will only be allowed when separated by at least one lot width, and shall serve no more than one lot.
- Panhandle access shall have a minimum width of 20 feet and a maximum length of 200 feet;
- Consult the Fire Prevention Division notes included here for information regarding fire department access and turn around requirements, where applicable.
- Lot dimensions shall comply with the minimum standards of the zoning ordinance, **with corner lots to be platted a minimum of 10 feet wider than the minimum required lot width**;
- The lot arrangements shall be such that there will be no foreseeable difficulties, for reasons of topography or other site conditions, in securing building permits to build on all lots in compliance with the zoning ordinance and other regulations and in providing safe driveway access to buildings on such lots from an approved street. In the case that a proposed lot would establish an irregular building envelope due to critical areas, critical area buffers, easements, landscape buffers, or any other encumbrances or site conditions, it shall be the burden of the applicant to demonstrate that such building envelope is buildable without relief from requirements of this title;
- Lots shall not generally derive access exclusively from an arterial or major collector street. Where driveway access from an arterial or major collector street may be necessary for several adjoining lots, said lots may be required to be served by a common and combined driveway in order to limit possible traffic hazards on such streets;
- Each individually owned lot or unit shall obtain direct access from a dedicated public street by a panhandle access, approved private access road or approved alley with direct nonmotorized access;
- All newly created and/or modified lots shall be uniformly square or rectangular in shape (four-sided polygon) to the fullest extent possible per the administrative authority of the development services designee, unless the land use case requires purview of the hearing examiner or binding site plan committee. Side lot lines shall be perpendicular to street lines or radial to curved street lines. Jogging or meandering lot lines shall be avoided unless associated with code-required critical area preservation, significant natural feature(s), established configuration of an abutting legal lot(s) of record, previously recorded easements, or testamentary provisions;
- Where a subdivision of a residentially zoned property would result in a lot that could be further subdivided in the future, a utility and access easement area, in a width suitable to provide such access and utilities, may be required to serve future subdivision of the property; and
- Wherever feasible, lot layout shall be developed consistent with low impact development principles.

- 20.20.020 Property development standards – RS zones.

The following table (Table 20.20.020) sets forth the required development standards applicable to properties located in the RS zones, unless otherwise established by approval of a planned development. Unless otherwise indicated, the standards listed in this section represent number of feet:

Property Development Standards – RS Zones					
	RS-35	RS-10	RS-08	RS-06	RS-04
Minimum lot area per building site in square feet	35,000	10,000	8,000	6,000	4,000
Minimum/Maximum development density in dwelling units per gross acre	No min - 1.0	No min- 4.0	No min- 5.0	4.0 - 6.0	6.0 - 8.0
Minimum lot width*	125'	50'	40'	40'	40'

*Corner lots shall be 10 feet wider than the minimum required lot widths shown herein					
Minimum lot depth	150'	0	0	0	0
Minimum front yard setback	35'	25'	20'	15'	15'
Minimum rear yard setback*	35'	25'	20'	20'	15'
*For rear yard setbacks for accessory structures, see PMC 20.20.040					
Minimum interior side yard setback	15'	Refer to 20.20.025	5'	5'	5'
Minimum street side yard setback	25'	15'	15'	15'	10'
Maximum building height single-family houses	36'	36'	36'	36'	28'
Maximum building height all structures other than single-family houses	28'	28'	28'	28'	25'
Maximum lot coverage	–	40%	45%	45%	50%
Minimum street frontage	30'	20'	20'	20'	15'
Maximum floor area ratio (Refer to 20.20.028)	–	0.45:1	0.55:1	0.55:1	0.60:1

LOT ACCESS AND SITE DEVELOPMENT

- **The proposed street layout shall conform to the general design criteria set forth below and specific development standards referenced in PMC 19.12.020:**
 - All streets shall be arranged in proper relation to topography and other site characteristics in a manner which results in usable lots, safe streets and acceptable gradients without unnecessary destruction of drainage courses, trees and other natural site features;
 - The arrangement of streets in new development should be such that said streets extend to the boundary lines of the tract to make provision for future extension to adjacent tracts, except when determined to be impractical by the public works director or designee due to critical areas, site constraints, or existing street alignments;
 - The street layout shall reflect the use of local streets to provide access to abutting properties, and the use of collector streets to channel traffic through the development to abutting collectors and arterials. The layout should discourage the use of local streets by through traffic;
 - When lot(s) within a residential development are proposed adjacent to an arterial street, primary access to said lots shall be provided from a local street or collector street and a “no access” restriction established along the lot boundary bordering the arterial;
 - All street intersections shall be perpendicular, unless a modified intersection is approved by the city’s public works director or designee;
 - Frontage improvements shall be required except when existing street improvements are determined to meet minimum city standards and specifications by the public works director or designee, or where assurance for dedication and improvement of the remaining part of the street is provided to the satisfaction of the public works director or designee. Whenever a tract to be subdivided borders on an existing half or partial street, the other part of the street shall be dedicated within such tract;
 - Whenever a proposed subdivision borders an existing street, reconstruction or widening of such street may be required as a condition of subdivision approval. Additional dedication of right-of-way may also be required;
 - Restriction of public access to publicly-owned and maintained roadways through the establishment of gated communities shall not be permitted; and

- Roadway connections to abutting, stubbed out rights-of-way shall be required as a condition of approval if said connection furthers the city goal of promoting a system of interconnected grid of roadways. New streets shall not be connected or traffic from a proposed development discharged to a substandard roadway without minimum improvement to said roadway as determined to be needed by the city public works director or designee. Improvements to said substandard rights-of-way may be required if they are proportional to the size/scale of the development and the impacts to said roadway, as determined by the city engineer or designee.
- **The proposed sidewalk and walkway layout shall conform to the following:**
 - Sidewalks shall be required depending upon road classification and intensity of development in accordance with the requirements set forth in the city’s engineering standards;
 - Where sidewalks are optional, they may be required if close to pedestrian generators, to continue a walk on an existing street, to link areas, or to provide pedestrian access to future development as indicated in applicable master plans;
 - In conventional developments, sidewalks shall be placed in the right-of-way, unless an exception is permitted by the public works director or designee, to preserve topographical or natural features, or unless the applicant shows an alternative pedestrian system provides safe and convenient circulation;
 - Pedestrian easements shall be required through the center of blocks more than 600 feet in length to provide circulation and access to schools, parks, open space, shopping or other community facilities;
 - Dedication of easements for public access or public right-of-way may be required for sidewalks or walkways considered to be an integral link in the pedestrian circulation system or proposed to be provided in lieu of standard sidewalk improvements required to be constructed within public street right-of-way, as determined by the city’s public works director or designee; and
 - Off-site sidewalk and/or walkway connections shall be required as a condition of approval if said off-site sidewalk/walkway furthers implementation of the city’s nonmotorized plan and if such off-site sidewalk connections are proportional to the size/scale of the development and would further the goals of the nonmotorized plan, as determined by the city engineer or designee. Special consideration will be made to sidewalk connections that would promote safe and dedicated public walking routes to schools.

CRITICAL AREAS ANALYSIS

- The following critical areas are known or suspected on the land proposed for subdivision or within 300’:

	CRITICAL AREA	CRITICAL AREA REPORT REQUIRED FOR PROJECT?
X	Critical aquifer recharge area	No
	Geologic hazard area – Volcanic hazard area	N/A
X	Geologic hazard area – Landslide hazard area	Yes
X	Geologic hazard area – Erosion hazard area	Yes
X	Geologic hazard area – Seismic hazard areas	Yes
X	Wetland and/or wetland buffer	Yes

	Fish and Wildlife Conservation Area - Stream and/or stream buffer	N/A
	Fish and Wildlife Conservation Area – General habitat area	N/A
	Flood prone area – 100-year floodplain	N/A
	Shoreline of the State	N/A
	Contaminated Site	N/A

- **Critical area tracts required:**

- Critical area tracts shall be used in development proposals for subdivisions to delineate and protect the following contiguous critical areas and buffers comprising 5,000 square feet or more of area:
 - All landslide and erosion hazard areas and buffers;
 - All wetlands and buffers;
 - All fish and wildlife habitat areas and buffers; and
 - All other lands to be protected from alterations as conditioned by project approval.
- Critical area tracts shall be designated as native growth protection areas and shall be recorded on all documents of title of record for all affected lots.
- Critical area tracts shall be designated on the face of the plat or recorded drawing in a format approved by the city attorney. The designation shall include the following restrictions:
 - An assurance that native vegetation within the growth protection area will be preserved;
 - The right of the city to enforce the terms of the restriction; and
 - The city may require that any required critical area tract be dedicated to the city, held in an undivided interest by each owner of a building lot within the development with the ownership interest passing with the ownership of the lot, or held by an incorporated homeowner's association or other legal entity (such as a land trust), which assures the ownership, maintenance, and protection of the tract in accordance with PMC 19.12.070(4).

- **The following critical area report requirements are triggered by known or suspected critical areas:**

- **Critical aquifer recharge areas:**
 - Reporting requirements vary based on the proposed use of the property. Most land subdivisions will not trigger these report requirements for the purposes of subdividing the land, but may be triggered by future planned use of the land:
 - Activities that do not cause degradation of ground water quality and will not adversely affect the recharging of the aquifer may be permitted in a critical aquifer recharge area and do not require preparation of a critical area report; provided, that they comply with the city storm water management regulations and other applicable local, state and federal regulations. These activities typically include commercial and industrial development that does not include storage, processing, or handling of any hazardous substance, or other development that does not substantially divert, alter, or reduce the flow of surface or ground waters.
 - Activities that have the potential to cause degradation of ground water quality or adversely affect the recharging of an aquifer may be permitted in critical aquifer recharge areas pursuant to an approved critical area report in accordance with PMC 21.06.530 and 21.06.1150. These activities include:

- Activities that substantially divert, alter, or reduce the flow of surface or ground waters, or otherwise adversely affect aquifer recharge;
 - The use, processing, storage or handling of hazardous substances, other than household chemicals used according to the directions specified on the packaging for domestic applications;
 - The use of injection wells, including on-site septic systems, *except those domestic septic systems releasing less than 14,500 gallons of effluent per day* and that are limited to *a maximum density of one system per one acre*;
 - Infiltration of storm water from pollution-generating surfaces; or
 - Any other activity determined by the director likely to have an adverse impact on ground water quality or on a recharge of the aquifer.
- **Volcanic hazard areas:**
 - The site is within a volcanic hazard area. In the event of an eruption of Mt. Rainier, the site is expected to be inundated by pyroclastic flows, lava flows, debris avalanche, inundation by debris flows, lahars, mudflows, or related flooding resulting from volcanic activities. Uses and activities on this site shall comply with the city's critical area ordinance (Puyallup Municipal Code 21.06, Article XII, section 21.06.1260, or succeeding section, regarding volcanic hazard areas.
- **Landslide and/or erosion hazard areas:**
 - A report from a professional engineer or geologist, licensed in the state of Washington, meeting all of the requirements of PMC 21.06 Article XII must be submitted for any site with any portion of land with slopes 15% or steeper.
 - All areas with slopes 40% or steeper and with a vertical relief of 10 or more feet are designated as landslide hazard critical areas by ordinance.
 - All areas with slopes 15% or steeper with soils mapped by the U.S. Department of Agriculture's Natural Resources Conservation Service, or identified by a special study, as having a "moderate to severe," "severe," or "very severe" erosion potential are designated erosion hazard critical areas by ordinance.
 - **All other sloped areas over 15% up to 39.9%** must be studied by a professional engineer or geologist, licensed in the state of Washington, to determine if they meet the requirements of PMC 21.06.1210 (3) for designation as a geologic landslide hazard or erosion hazard critical area.
 - Land that is located wholly within an erosion or landslide hazard area or its buffer may not be subdivided. Land that is located partially within an erosion or landslide hazard area or its buffer may be divided; provided, that each resulting lot has sufficient buildable area outside of, and will not affect, the erosion or landslide hazard or its buffer;
 - Access roads and utilities may be permitted within the erosion or landslide hazard area and associated buffers if the director determines based on an approved critical area report that the road will not increase the risk to adjacent sites and that no other feasible alternative exists.
- **Seismic hazard areas:**
 - The site may or may not be within a seismic hazard area, which is dependent upon site soil conditions. Please consult the building department and your geotechnical engineer for more information.
- **Wetland and/or wetland buffer areas:**
 - A report from a qualified wetland biologist, meeting the requirements of PMC 21.06.950 and 21.06.530 is required for any lands suspected (mapped or unmapped) or known on a site or a site within 300' of suspected or known wetlands.
 - =

- Critical area report(s) may be reviewed by the city's third-party critical area review consultant. Please be aware that applicants are responsible for the cost of review by the city's third-party consultant; there's an initial fee of \$160, followed by the consultant's review fee which is dependent on the amount of time spent on review (varies on the project).
- **The following critical area notes need to be included on the face of the plat document:**
 - "Critical Area" notes section to denote the presence of a "Critical aquifer recharge area" "volcanic hazard area (Lahar)" "Geologic Hazard Area" "Wetlands" "Fish and Wildlife Habitat Conservation Areas".
 - **Lots XX and XX** contain critical aquifer recharge areas. A critical aquifer recharge area note for each affected lot shall indicate: *"The site is within a high susceptibility/critical aquifer recharge area. Uses and activities on this site shall comply with the city's critical area ordinance (Puyallup Municipal Code 21.06, Article XI). Activities that do not cause degradation of ground water quality and will not adversely affect the recharging of the aquifer may be permitted in a critical aquifer recharge area and do not require preparation of a critical area report; provided, that they comply with the city storm water management regulations and other applicable local, state and federal regulations."*
 - **Lots XX and XX** contain wetland areas and protective wetland buffers. A note shall be included on the face of the plat for each affected lot indicating: *"This lot contains a wetland and/or wetland buffer that is protected by federal, state and local regulations. A wetland is a permanently, semi-permanently, or seasonally flooded area of land with a distinct ecosystem based on hydrology, hydric soils, and vegetation adapted for life in water saturated soils. Wetlands provide numerous benefits to the natural environment including water quality, flood control, wildlife habitat, shoreline stability, and aesthetic values. Since the 1780s, Washington has lost 31 percent of its wetland areas, from 1.35 million acres to 938,000 acres, contributing to loss of flood storage and habitat areas. Wetlands are critical to the overall health of watersheds and property owners are key for protecting, restoring, and managing our state's remaining wetland resources. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior government approval."*
 - **Lots XX and XX** contain steep slope/landslide hazard areas and/or erosion areas. A note shall be included on the face of the plat for each affected lot indicating: *"This lot contains a steep slope/landslide hazard and/or erosion hazard area. These areas are prone to mass land movement and/or soil erosion. Retention of vegetation and land covered by vegetation is key to preventing impacts to life, structures and improvements in these areas. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior government approval."*
 - No other critical areas are known or suspected by the city based on a review of available GIS data and site observations. Future site investigations may be required.
 - Please submit and sign a critical area ID form and submit with the application.

LANDSCAPING REQUIREMENTS ANALYSIS

- **Vegetation Buffers.** In order to promote the visual quality of the streetscapes and provide additional buffering from transportation corridors consistent with the city's comprehensive plan, all activities regulated under this title shall comply with the following requirements:
 - Vegetation buffers of not less than 25 feet in width shall be required along all boundaries of the development abutting a controlled access highway (e.g., SR512, SR410, SR167); a type II, 15-foot vegetative buffer shall apply to all arterial and collector roadways as designated in the comprehensive plan. Buffers along controlled access highways shall be designed using native

vegetation, with substantial use of native conifer species (e.g., Douglas fir, western red cedar, madrone, western hemlock, etc.) and native understory plants. Buffers along city roadways shall include clumps of evergreen and deciduous trees intermixed with shrubs and no more than 25 percent turf grass;

- When suitable natural vegetation is present, it shall be retained, and if necessary, enhanced with native plant material. Any proposed enhancement shall be set forth in a landscape plan, approved by the development services director or designee, and the landscaping installed prior to final plat approval; and
 - When suitable natural vegetation is not present, a landscape plan shall be prepared reflecting the use of native plant material, approved by the development services director or designee, and the landscaping installed prior to final plat approval. All native vegetation buffers shall be placed into either a native vegetation protection easement (NVPE) or dedicated NVPE tract with appropriate protection language, as approved by the director or designee, shown on the face of the plat.
- **Street Trees.** In order to further implementation of the city's street tree program, street trees are required to be installed in all plats in accordance with Chapter 11.28 PMC, Street Trees. Proposed subdivisions shall dedicate suitable area for street trees in accordance with city standards for the applicable roadway.
 - Please provide a landscape plan indicating street trees consistent with the city's requirements as outlined in the Municipal Code (PMC 20.58) and the Vegetation Management Standards (VMS) manual; the VMS contains many of the specific design requirements for permitting and design. The VMS and appendices may be found here: <https://www.cityofpuyallup.org/429/Planning-Services>
 - Consult PMC 20.26.500 if the subject site is nonresidential in a residential zone area, or abuts a residentially zoned site. A 30' landscape buffer may apply.
 - Storm water facilities shall be landscaped in accordance with SLD-02, contained in the VMS.
 - All trash containers shall be screened from abutting properties and public rights-of-way by substantial sight-obscuring landscaping. Sight-obscuring fences and walls can be substituted for plant materials
 - All portions of a lot not devoted to building, future building, parking, access drives, walks, storage or accessory uses shall be landscaped.

OTHER RELEVANT CODE SECTIONS

20.40.025 Development and performance standards.

(1) **Minimum Project Site Area.** No project site area shall be less than two acres for properties proposed for development as a PDR and three acres for properties proposed for development as a PDC.

(2) **Building Development Standards.** All yard setbacks, building heights, lot coverages and floor area ratios shall be subject to those established on the approved master site plan, or if not specified shall default to the standards of the underlying zone. The following guidelines shall apply to all PDs also proposed for subdivision into individual building lots:

(a) **Residential buildings** should have their main entrances oriented towards the adjoining street.

(b) **Front yard setbacks** to the main entrance of residential structures should be no greater than 15 feet.

(c) **Garages** should be oriented with diminished garage doors, and shall meet the performance standards listed below.

- (i) At least 25 percent of garages shall be located within rear yards and accessed via an alley; or
- (ii) Accessed from the side and oriented perpendicular to the street, where the street-facing facade is finished with a window or other architectural features; or
- (iii) Accessed via a shared driveway serving a minimum of two units and set back at least five feet from the front door of the home; or
- (iv) Detached and set back at least 10 feet from the front door of the home; and
- (v) All other garages shall be set back at least five feet from the front door of the home.

(d) Three-car garages are allowed on lots only where the lot size equals that of the underlying zone.

(e) Any street-facing garage should be located no closer than 20 feet to a front property line.

(f) Spacing between buildings shall be a minimum of 10 feet between multiple-story buildings and five feet between single-story buildings.

(g) There shall be a minimum 15-foot building setback between the perimeter of all PD developments and adjoining properties.

(h) For planned residential developments in RS-35, RS-10, RS-08 and RS-06 zone districts, the maximum floor area ratio shall be 0.65; for PDRs in the RS-04 zone district the maximum floor area ratio shall be 0.70.

(3) Lot Development Standards. All individual lot widths, lengths, sizes and similar lot configurations shall be subject to those established on the approved master site plan.

(a) In order to minimize undesirable impacts of the PD on adjacent properties, lot sizes along common boundary lines with other residential zones shall be no less than 75 percent of the minimum lot size of the adjacent residential zone. If the adjacent residential zone is also a PD, the minimum lot sizes along common boundary lines shall be no less than 75 percent of the perimeter lots of that adjacent PD.

(b) Curb cuts should not exceed more than 30 percent of total street frontages internal to the development, but shall not exceed 50 percent of any individual lot frontage.

(4) Open Space.

(a) Required common open space shall comprise at least 25 percent of the total gross parcel area, excluding public streets.

(b) Within this required 25 percent open area, an area equivalent to at least five percent of the total gross parcel area shall be devoted to amenity areas for active use by residents in all projects containing residential uses. Such active amenity area(s) shall be located in a central area of the project site with convenient access to residents. The amenity area(s) shall be of a size and configuration so as to accommodate a variety of active and passive recreational functions for residents, with the overall intent of consolidating amenity areas to avoid fragmented areas of marginal utility. Said active outdoor space shall not entirely consist of concrete or other hardscape.

(c) Those projects which provide each residential unit with at least 500 square feet of private open space immediately contiguous to the unit and separate from the private open space for any other unit may reduce the overall common open space requirement to 10 percent of the total gross parcel area, excluding public streets. Those projects providing this lesser 10 percent common open space shall still be subject to the requirement that at least five percent of the total parcel area be devoted to amenity areas for active use by residents. Such amenity areas shall also meet the standards cited in subsection (4)(b) of this section.

(d) The required common open space shall be considered a minimum percentage of a particular site. All such open space shall be kept free of litter and shall at no time constitute a health, safety, fire or flood hazard.

(e) **Public Park Option.** The city's parks, recreation and open space (PROS) plan analyzes areas underserved by public park space. If the entire project area of a proposed PDR or PDC is outside of the service area for neighborhood parks, the project may be eligible for a density bonus of 50 percent if all of the following conditions are met:

(i) The project proponent integrates into the PDR or PCD a public neighborhood park space that meets the city's minimum size for a neighborhood park in accordance with the size and design standards in the PROS plan at the time of application.

(ii) The project proponent shall work directly with Puyallup parks department staff to create a preliminary design and amenity package for the park space. The project proponent shall present the preliminary design to the Puyallup parks advisory board and receive input/feedback to further refine the park design. City staff will further analyze the park site design based on current park and recreation needs for the service area.

(iii) The proponent must hold at least one neighborhood meeting with surrounding property owners (notification in accordance with standards for the underlying permitting for the project). The proponent must also hold an open public hearing with the Puyallup parks advisory board to receive final design approval for the park space.

(5) **Required Landscaping.** Required yards for individual lots shall be landscaped. The project landscape architect shall provide sample landscape plans for each residential lot on the preliminary and final landscape plans; each lot shall contain at least two PNW native evergreen conifer trees in suitable yard locations. Such sample landscape plan shall be shown on the building permit site plan for each lot. All such required landscaping shall be maintained in a neat manner.

(6) **Required Parking.** All uses shall provide off-street parking as required by Chapter [20.55](#) PMC, unless otherwise approved on the master plan. Where landscaping is required for off-street parking areas, such landscaping shall be in addition to the minimum percent of open space required by subsection (4) of this section. However, parking lot landscaping which exceeds the minimum landscaping requirements of this title may be considered as meeting the open space requirements of subsection (4) of this section.

Building Review - Ray Cockerham; (253) 841-5585; RayC@PuyallupWA.gov

1. Geotechnical reports required for building pads.
2. Construction permits subject to adopted code at the time of complete application.

Fire Review - Ray Cockerham; (253) 841-5585; RayC@PuyallupWA.gov

- IFC D107.1 - Provide two separate and approved fire apparatus access roads. PMC, IFC and IFC Appendix C Fire hydrants will be reviewed with the Civil plans (recommend detailing for preliminary plat)
Water lines - consider fire flow and structure size for system design. Provide Hydraulic modeling with Civil plan review. IFC TABLE B105.1(1) 1000 GPM for up to 3600 sq/ft of fire area.

Engineering Review - Jamie Carter; (253) 435-3616; JCarter@puyallupwa.gov

- GENERAL
 - Civil engineering drawings will be required for this project prior to issuance of the first building permit (The city has transitioned to electronic review. Please reach out to the city permit technicians at PermitCenter@PuyallupWA.gov and they will guide you how to submit). Included within the civil design package will be a utility plan overlaid with the landscape architects landscaping design to ensure that potential conflicts between the two designs have been addressed. Engineering plans cannot be accepted until Planning Department requirements have been satisfied, including but not limited to, SEPA, Preliminary Site Plan approval, CUP, and/or Hearing Examiner conditions.
 - Civil engineering plan review fee is \$670.00 (plus an additional per hour rate of \$130.00 in excess of 5 hours). The Civil permit shall be \$300.00 and the inspection fee shall be 3% of the total cost of the project as calculated on the Engineering Division Cost Estimate form. [City of Puyallup Resolution No. 2098]
 - Civil Engineering drawings shall conform to the following City standards Sections 1.0 and 2.0:
 - o Engineering plans submitted for review and approval shall be on 24 x 36-inch sheets.
 - o Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this project / plat.
 - o The scale for design plans shall be indicated directly below the north arrow and shall be only 1"=20' or 1"=30'. The north arrow shall point up or to the right on the plans.
 - o Engineering plan sheets shall be numbered sequentially in this manner: Sheet 1 of 20, Sheet 2 of 20, etc. ending in Sheet 20 of 20.
 - o All applicable City Standard Notes and Standard Details shall be included on the construction plans for this project. A copy of the City Standards can be found on the City's web site under Office of the City Engineer, Engineering Services.
- FRONTAGE

Short and Major Plats:

 - Any subdivision of land as part of a short plat or formal platting process shall require curb, gutters, planter strips, street trees, sidewalks, storm drainage, street lighting, and one-half street paving (only required if the existing pavement condition is poor) in accordance with the city's Public Works Engineering and Construction Standards and Specifications. The frontage improvements shall be required along all street frontage adjoining the properties created by the land division process. Frontage improvements shall also be required where any reasonable access to the property connects to the public right-of-way, although the primary access is located on another parcel. Also see PMC 11.08.

Specific Frontage Requirements

Road improvements along S Fruitland shall include, but not limited to the following:

- S Fruitland is designated as a minor arterial which necessitates three vehicular traffic lanes all being a minimum 12' wide
 - A two way left turn lane will be necessary along the project frontage which will require the existing roadway to be widened.
 - Street right of way dedication will be necessary for the classification of this roadway and required improvements.
 - Street lights are required every 150' per city standards
- WATER
 - Water to this site is to be provided by Fruitland Mutual Water Company. Applicant shall design and construct watermain to meet Fruitland Mutual Water standards as necessary. Applicant is responsible for verifying the required level of backflow protection with the water authority. Water connection fees and systems development charges shall be in accordance with Fruitland Mutual Water Company. The applicant shall provide a water availability letter prior to building permit issuance for the site. [RCW 19.27.097 & PMC 14.02.130]
 - Fire hydrants and other appurtenances such as Double Detector Check Valve Assembly (DDCVA) and Post Indicator Valve (PIV) shall be placed as directed by the Puyallup Fire Code Official.
- SEWER
 - The property is currently over 300' from the city's sanitary sewer system. While the site is located within the city's sanitary sewer service area, septic use is an acceptable option for a short plat/single-family residence under current city regulations. Permit/design approval must be obtained from the Tacoma Pierce County Health Department and their signature will be reflected on the short plat document verifying acceptable design.
 - The proposed sewer system shall be designed and constructed to current City standards. [PMC 14.08.070]
 - If choosing to connect to sewer, the applicant must extend the gravity sewer from the intersection of 23rd St SW and 31st Ave SW. The sewer manhole depth at this location is approximately 166" deep ie 13.8'. The main will be public in the right of way. If a proposed connection is to occur elsewhere, the applicant shall confirm that the system is located within a 40-foot easement dedicated to the City for maintenance purposes. [PMC 14.08.070, PMC17.42 & CS 401(14)]
 - The extension of sewer south along 23rd St SW is in sewer basin Puy-15 along with the lot at 3410 23rd St SW. Lot 3305 S Fruitland resides in a separate sewer basin: Puy-26. The extension of sewer from one basin to another will require the applicant to pay BHC (the firm who created the City Sewer Comprehensive Plan) to re-analyze the capacity of the downstream system in basin Puy-15 for the proposed development.
 - A structure is needed to be placed at the property line to distinguish ownership/maintenance responsibility.
 - A separate and independent side sewer will be required from the public main to all building sites for each proposed lot. Side sewers shall be extended from the main 15-feet beyond the property line at the building site and shall be 6-inch minimum diameter with a 0.02 foot per foot slope. [PMC 14.08.110 & CS 401(7)]

- STORM
 - Design shall occur pursuant to the 2019 Stormwater Management Manual for Western Washington (The 2019 SWMMWW).
 - Preliminary feasibility/infeasibility testing for infiltration facilities shall be in accordance with the site analysis requirements of the Ecology Manual, Volume I, Chapter 3, specifically:
 - Groundwater evaluation, either instantaneous (MR1-5) or continuous monitoring well (MR1-9) during the wet weather months (December 21 through April 1).
 - Hydraulic conductivity testing:
 - o If the development triggers Minimum Requirement #7 (flow control), if the site soils are consolidated, or is encumbered by a critical area a Small Scale Pilot Infiltration Tests (PIT) during the wet weather months (December 21 through April 1) is required.
 - o If the development does not trigger Minimum Requirement #7, is not encumbered by a critical area, and is located on soils unconsolidated by glacial advance, grain size analyses may be substituted for the Small Scale PIT test at the discretion of the review engineer.
 - Testing to determine the hydraulic restriction layer.
 - Mounding analysis may be required in accordance with Ecology Volume III Section 3.3.8.
 - The applicant is responsible for submitting a preliminary stormwater management site plan which meets the design requirements provided by PMC Section 21.10 and Ecology Manual Volume I, Section 2.5.1. The preliminary stormwater site plan (PSSP) shall be submitted prior to Preliminary Site Plan approval to ensure that adequate stormwater facilities are anticipated prior to development of the individual lot(s). The preliminary stormwater site plan shall reasonably estimate the quantity of roof and driveway stormwater runoff and the application of On-site Stormwater Management BMPs for the proposed development.
 - The detention system shall be placed in a storm tract and granted an access easement to the City of Puyallup for maintenance purposes
 - Provide a preliminary drainage plan at the time of preliminary site plan
 - A survey prepared by a registered surveyor, showing the following is necessary for project exceeding 2,000SF or more of new plus replace hard surfaces as defined by the 2019 Ecology Manual:
 - o Existing public and private development, including utility infrastructure on and adjacent to the site if publicly available
 - o Major hydrologic features with a streams, wetland, and water body survey and classification report showing wetland and buffer boundaries consistent with the requirements of the jurisdiction
 - o Minor hydrologic features, including seeps, springs, closed depression areas, drainage swales.
- Contours requirements for the survey are as follows:
- Up to 10 percent slopes, two-foot contours.
 - Over 10 percent to less than 20 percent slopes, five-foot contours.
 - Twenty percent or greater slopes, 10-foot contours.
 - Elevations shall be at 25-foot intervals.

- The applicant shall include a completed stormwater flowchart, Figure 3.1, contained in Ecology's Phase II Municipal Stormwater Permit, Appendix I with the stormwater site plan. The link below may be used to obtain the flowchart:

<https://ecology.wa.gov/DOE/files/7a/7a6940d4-db41-4e00-85fe-7d0497102dfd.pdf>

- Public right-of-way runoff shall be detained and treated independently from proposed private stormwater facilities. This shall be accomplished by providing separate publicly maintained storm facilities within a tract or dedicated right-of-way; enlarging the private facilities to account for bypass runoff; or other methods as approved by the City Engineer. [PMC 21.10.190(3)]
- The following items shall be included at the time of Civil permit submittal:
 - o A permanent storm water management plan which meets the design requirements provided by PMC Section 21.10. The plan and accompanying information shall provide sufficient information to evaluate the environmental characteristics of the affected areas, the potential impacts of the proposed development on surface water resources, and the effectiveness and acceptability of measures proposed for managing storm water runoff. The findings, existing and proposed impervious area, facility sizing, and overflow control shall be summarized in a written report. [PMC 21.10.190, 21.10.060]
 - A written technical report that clearly delineates any offsite basins tributary to the project site and includes the following information: [PMC 21.10.060]
 - o the quantity of the offsite runoff;
 - o the location(s) where the offsite runoff enters the project site;
 - o how the offsite runoff will be routed through the project site.
 - o the location of proposed retention/detention facilities
 - o and, the location of proposed treatment facilities
 - A Construction Stormwater General Permit shall be obtained from the Department of Ecology if any land disturbing activities such as clearing, grading, excavating and/or demolition will disturb one or more acres of land, or are part of larger common plan of development or sale that will ultimately disturb one or more acres of land. The link below may be used to obtain information to apply for this permit:
<http://www.ecy.wa.gov/programs/wq/stormwater/construction/>

- The City will require an analysis from a wetland biologist and/or hydrogeologist to address Minimum Requirement #8 in accordance with Ecology manual Appendix I-D. This analysis will review your proposed discharge rate/duration/quality to the wetland and determine if there are any potential changes to the hydroperiod or impacts to the wetland ecosystem. The analysis will have to include a review of your offsite analysis and WWHM model as part of their determination. The stormwater report will need to be altered to include the analysis and any of the wetland Biologists/hydrogeologists recommendations to address any potential impact. This analysis will also have to be reviewed by planning to ensure that the analysis addresses their critical area code requirements.

Stormwater R/D Facilities:

- Any above-ground stormwater facility shall be screened in accordance with planning requirements.
- Stormwater R/D facilities shall be a minimum of 20-feet from any public right-of-way, tract, vegetative buffer, and/or property line measured from the toe of the exterior

slope/embankment of the facility.

[PMC 21.10

& DOE Manual, Vol. V, Pg 10-39 and Pg 10-9]

- A minimum of 5-foot clearance shall be provided from the toe of the exterior slope/embankment to any tract, property line, fence, or any required vegetative buffer. [PMC 21.10 & CS 206]

- FEES

- Sewer connection fees and systems development charges are due at the time of building permit issuance and do not vest until time of permit issuance. Fees are increased annually on February 1st. To obtain credit towards water and sewer System Development Fees for existing facilities, the applicant shall provide the City evidence of the existing plumbing fixtures prior to demolition or removal. A written breakdown of the removed fixture types, quantities, and associated fixture units shall accompany the building permit application and be subject to review and approval by the City. [PMC 14.02.040, 14.10.030, PMC 14.02.040]

- Stormwater system development fees are due at the time of civil permit issuance for commercial projects and at the time of building permit issuance for single family or duplex developments and do not vest until time of permit issuance. Fees are increased annually on February 1st. The City will assess the amount of existing credits applied to the project based on how many credits the property is currently being billed for. [PMC 14.26.070]

Sewer

- A sanitary sewer system development charge (SDC) will be assessed for each new single-family residence and is due at the time of building permit issuance for the individual lot(s). The current amount of the SDC as of this writing is \$5,890.00 [PMC 14.10.010, 14.10.030]

Stormwater

- A Stormwater Systems Development fee will be assessed for each new equivalent service unit (ESU) in accordance with PMC Chapter 14.26. Each ESU is equal to 2,800 square feet of 'hard' surface. The current SDC as of this writing is \$3,560.00 per ESU.