



City of Puyallup

Development Services Center

333 S Meridian, Puyallup, WA 98371

(253) 864-4165 Fax (253) 840-6678

www.cityofpuyallup.org

DATE: May 11, 2021
TO: Cory Moffett & Project File
FROM: Nabila Comstock - Planning Technician
PROJECT: P-21-0039

SITE ADDRESS: 000 15TH AVE SE

PROJECT DESCRIPTION (as provided by applicant): POSSIBLE 1 LOT TO EITHER 4 LOT SHORT PLAT FEASIBILITY

Thank you for meeting with the city's Development Services staff to discuss your proposed project. For your use here is a memo to the file for this project, which highlights the issues discussed at our meeting. Please note that this 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) 770-3361.

We look forward to working with you on the completion of this project.

PLANNING – Chris Beale, 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 COMMENTS ON SHORT PLAT

- The site contains substantial amounts of wooded areas and steep slopes. A geotechnical report, and a wetland/surface drainage/habitat report are required.
- The city anticipates large portions of the north side of the four lot short plat to be preserved as is and placed into a native growth vegetation protective easement area as set aside.
- Additional regulations may apply to the site based on site assessment by environmental professionals.
- 40% slope or greater areas must be set aside with an appropriate buffer area as recommended by the project Geotech engineer. The sanitary sewer easement area will need to move to avoid disturbance of the steep slope areas.
- Its likely that substantial extensions of utilities (water and/or sewer) and street improvements are required to develop the lots; see Engineering and Fire Protection notes for further information.
- If sewer cannot or is not required by Engineering to be extended to the site: Septic systems near regulated steep slope and erosion hazard areas are restricted by code and required to be studied and

appropriately located in accordance with city critical areas ordinance (PMC 21.06). Density may be limited. Approval of the city and Health Dept. are required.

- Retaining walls near the perimeter of each lot (not interior to the lots but along the exterior perimeter) will be height limited as follows:
- Retaining Walls and Required Perimeter Landscaping. The intent of the following regulations is to mitigate the bulk and visual/aesthetic impacts of retaining walls, as well as to minimize the overall height of new retaining walls. Within 30 feet of any property line – except in relation to proposed retaining walls on preexisting single-family lots – the following standards apply to proposed retaining walls:
 - (i) Front and Street Side Property Lines. All retaining walls shall be set back from any front or street side yard property line by a minimum of eight feet. The maximum height of any singular retaining wall within 30 feet of a front or street side yard property line shall be three and one-half feet above finished grade. A minimum of six feet of stepback shall be provided between any terraced retaining walls proposed within 30 feet of a front or street side property line. No more than a total of three stepped retaining walls (complying with the maximum three and one-half feet in height limit above finished grade) shall be placed within 30 feet of a front or street side property line. A Type I visual barrier landscape buffer shall be provided in front of all retaining walls, in accordance with the city’s vegetation management standards (VMS) manual.
 - (ii) Rear and Side Property Lines. All retaining walls shall be set back from any rear or side yard property line by a minimum of six feet. The maximum height of any singular retaining wall within 30 feet of a rear or side property line shall be six feet above finished grade. A minimum of six feet of stepback shall be provided between any terraced retaining walls proposed within 30 feet of a rear or side property line. No more than a total of three stepped retaining walls (complying with the maximum six-foot height limit above finished grade) shall be placed within 30 feet of a rear or side property line. A Type I visual barrier landscape buffer shall be provided in front of all retaining walls, in accordance with the city’s vegetation management standards (VMS) manual.

GIS PROPERTY DETAILS

QV Puyallup Detailed List - 0420352094

General Information

Puyallup City Limit	Yes
City Owned Property	No
Concomitant Agreements	No
Regulated Floodplain 1980	No
Regulated Floodplain 2017	No
Regulated Seclusion Area	No
Future Land Use	LDR
General Habitat Areas	No
Plats	N/A
Potential Land Slide Hazard	Yes
Regional Growth Center	No
Revenue Development Area Boundary	No
Short Plat Number	N/A
Soils	20C, 20D, 20F
Urban Growth Boundary Area	Yes

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Volcanic Hazard Areas	Yes
Water System Name	CITY OF PUYALLUP
Wetlands Inventory Puyallup	No
Zoning	RS-10
Zoning Overlay	N/A

SHORT PLAT APPLICATION FORM

- Short plat application <http://www.cityofpuyallup.org/DocumentCenter/View/1513/Short-Plat-Application-?bidId=>
- Critical area ID form <http://cityofpuyallup.org/DocumentCenter/View/9770/Critical-Area-ID-Form1>

SUBMITTAL TEMPLATE FOR SHORT PLAT FORMATTING

- <http://www.cityofpuyallup.org/DocumentCenter/View/10269/Short-Plat-Title-Page-Template-PDF?bidId=>

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 short plats are subject to Puyallup Municipal Code (PMC) Title 19, specifically PMC 19.02, 19.04, 19.07 and PMC 19.12.

APPROVAL CRITERIA

- Short plats shall comply with the design principles, standards and specifications set forth in PMC 19.12 PMC, and shall not:
 - Result in a lot, tract, parcel, site or division which contains insufficient area or dimension to meet the minimum requirements for area and dimension as set forth in the land use and health codes and regulation;
 - Diminish or impair drainage, water supply, existing sanitary sewage disposal, and access or easement for vehicles, utilities, and fire protection for any lot, tract, parcel, site or division;
 - Diminish historical use of any easement or deprive any parcel of access or utilities; or
 - Increase the nonconforming aspects of any existing nonconforming lot relative to the city's zoning and land use regulations.

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 short 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 short subdivision for the period of time extending from the time of application to the time of final action.

SUBDIVISION PERMIT REQUIREMENTS

- To facilitate a complete Short Plat application submittal, provide the following documents:

Pre-app Notes

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- Complete application form, with required # of copies 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:
 - 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
- Please provide the case planner a link to Dropbox, or other cloud storage accessible link, to all documents submitted under the application process.
- SEPA checklist with an 8.5"X11" or 11"X17" copy of the site plan, where required:
 - All actions by the city in approving a short plat shall be exempt from any environmental analysis or environmental impact statement, unless the responsible SEPA official determines that said short plat is located wholly or partially within "critical areas" authorized by WAC 197-11-908. "Critical areas" is defined by PMC 21.06.210(24) as any area which:
 - Contains wetlands, fish and wildlife habitat areas, critical aquifer recharge areas, geologically hazardous areas, and frequently flooded areas as defined by PMC 21.06.210; or

- Contains elements having significant aesthetic, recreational or historical value; or
 - Is within “shorelines of the state” as defined in the Shoreline Management Act of 1971.
 - 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.
- **Lot Arrangements.** Lots shall be oriented and improved in accordance with the following general 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'
<i>*Corner lots shall be 10 feet wider than the minimum required lot widths shown herein</i>					
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'
<i>*For rear yard setbacks for accessory structures, see PMC 20.20.040</i>					
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?
	Critical aquifer recharge area	N/A
X	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 streams	No
X	Fish and Wildlife Conservation Area – General habitat area	Yes
	Flood prone area – 100-year floodplain	N/A
	Shoreline of the State	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.
 - **Stream and/or stream buffer areas:**

- A report from a qualified biologist, meeting the requirements of PMC 21.06.1070 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 streams.
- **General habitat areas:**
 - A report from a qualified biologist, meeting the requirements of PMC 21.06.1070 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 general habitat areas.
- 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 a volcanic hazard area. A volcanic hazard area note for each lot affected shall indicate: *"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."*
 - **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 a fish and wildlife conservation area. A note shall be included on the face of the plat for each affected lot indicating: *"This lot contains a fish and wildlife habitat area that is protected by federal, state and local regulations. These areas serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may*

reduce the likelihood that the species will persist over the long term. Property owners are key for protecting, restoring, and managing our state's remaining habitat areas. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior government approval."

- **Lots XX and XX** contain 100-year floodplain areas. A note shall be included on the face of the plat for each affected lot indicating: *"This lot contains a 100-year floodplain areas, containing a 1% chance every year of flooding/inundation that could affect life, property, structures and improvements. All development and land modifications of floodplain areas requires city approval and consistency with the National Flood Insurance Program (NFIP), the Endangered Species Act (ESA), critical areas ordinance (PMC 21.06) and flood protection ordinance (PMC 21.07), as well as any other applicable state, federal and local laws. Modification of land or vegetation, especially land filling that could reduce flood storage capacity, 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.

- Street trees shall be provided along the frontage of any public street abutting a new development project. For purpose of this section, a new development project includes any new commercial/industrial/institutional facility or significant upgrades to said facility and/or any new residential project greater than one dwelling unit. Residential projects between two and five dwelling units will be encouraged but not required to install street trees unless determined by the director or director's designee any one of the following apply:
 - (1) The development is located on a street listed on the arterial street tree plan; or
 - (2) There is an established street tree planting adjacent to the project; or
 - (3) As part of a mitigation plan.

Significant upgrade of facilities shall be defined as in administrative procedures. Street trees shall be located in the public right-of-way or assigned easements and adhere to the design intent, objectives, spacing, location and requirements as detailed herein and the Vegetation Management Standards Manual. Species selection shall be from the official street tree species list or if applicable, the arterial street tree plan.

- 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.

ENGINEERING – ANTHONY HULSE, 253-841-5553 AHulse@puyallupwa.gov

CIVIL PERMIT APPLICATION

- 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:**
 - Engineering plans submitted for review and approval shall be on 24 x 36-inch sheets.
 - Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this project / plat.
 - 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.
 - 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.

- 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 IMPROVEMENTS

- Construct frontage access along 15th Ave SE per city standard 01.01.07.
- Widen 21st Street SE per the **Fire** comments below.

Q: If the lot is developed as is, can access to the property come from 21st ST SE

A: City staff is not supportive for an access from 21st St SE as this does not meet city standard access per 101.10.1(1). The city still is not sure how the 21st St SE right of way will be developed/improved in the future.

WATER

- The proposed water system shall be designed and constructed to current City standards. [PMC 14.02.120]
- The nearest water main ends at a fire hydrant at the corner of 21st St SE and Vista Dr SE. This 8" line will need to extend south down 21st St SE along the site's frontage.
- Two-inch blow-off assemblies are required on dead-end water lines, except where fire hydrants are installed at the dead end. The blow-off assembly shall be installed in accordance with City Standard Detail 03.06.01.
- Water valves shall be installed along the water line at a maximum spacing of 400 feet and at the intersection of lateral lines
- Any wells on the site must be decommissioned in accordance with Washington State requirements. Documentation of the decommissioning must be provided along with submittal of engineering drawings. If an existing well is to remain, the well protection zone shall be clearly delineated and appropriate backflow protection (Reduced Pressure Backflow Assemblies) shall be installed at all points of connection to the public water system. [PMC 14.02.220(3)(b)]
- The City will provide and install the water meters required to service the site. Note: a 1" minimum water meter is required for buildings requiring a sprinkler system [PMC 14.02.120(f) & CS 301.3]
- The water main shall be located generally 10 or 12-feet west or south of roadway centerlines per city standard drawings. Any portion of the mainline extension located outside City right-of-way must be centered in a minimum 40-foot wide easement granted to the City for maintenance purposes. [PMC 14.02.120(f) & CS 301.1(11)]

Fire Requirements (applies to both City Water and Water Purveyors):

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 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 plan shows a sewer easement, below are notes if this project would like to connect to sewer:

- Though not required as noted above, if this project would like to connect to sewer, it will need to be extended from the manhole in 21st St SE south along the property's frontage.
- The sanitary sewer main shall be located 5-feet east or north of roadway centerlines. [PMC 17.42]
- 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)]

- Side sewers shall have a cleanout at the property line, at the building, and every 100 feet between the two points. [PMC 14.08.120 & CS 401(6)]

STORMWATER

- Design shall occur pursuant to the 2012 Stormwater Management Manual for Western Washington as amended in December, 2014 (The 2014 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:
 - 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.
 - 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 (2 sets) 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 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:**
 - 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]
- In the event that during civil design, there is insufficient room for proposed stormwater facilities in the area(s) shown on the **short plat**, the stormwater area(s) shall be increased as necessary so the

final design will be in compliance with current City Standards. This may result in the number of lots being reduced, or a reduction in other site amenities. [PMC 21.10.060(4), 21.10.150]

- 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/>

SHORT PLATS

- The individual lot designations shall be identified by numerals, starting with numeral one. [PMC 19.02.100]
- Indicate a 10-foot private utility easement adjacent to the right-of-way line of the proposed lots. [PMC 17.42]
- Indicate a perpetual easement for Tract 'A' to the City / Fruitland Water (if applicable) for maintenance, operation, and repair of public utilities. [PMC 17.42]
- A 1-foot "no access/egress" easement shall be established along the North property line of Lot 1 adjacent to XXX Avenue right-of-way. [PMC 19.12.050(1) & CS 101.10(1)]
- The following notes shall be added to the face of the short plat document:
 - "No Building Permits will be issued for Lot 1 through Lot 4 until City approved utility and road improvements are completed to include curb, gutter, sidewalk, roadway base, pavement, water, sanitary sewer, storm infrastructure and street lighting."
 - "A preliminary Storm Drainage Plan is on file for this short plat. No Building Permits will be issued for any lots in this short plat until all necessary drainage improvements are approved and permitted by Development Services Engineering. Compliance may require the property owner/builder to retain a Professional Engineer to design the stormwater controls for the individual lots."
 - "NOTICE: This short plat contains a private storm drainage system. Private storm drainage systems are the sole responsibility of the owners, successors, and assignees for all lots being served by the private storm drainage system. Responsibility includes, but is not limited to, constructing, maintaining, and allowing City inspection of the private storm system in accordance with a separately recorded stormwater management facilities agreement recorded with Pierce County. Ref. AFN _____"
 - "Erosion and stormwater control plans shall be required for any new residential development prior to building permit issuance on Lot 1 through Lot 4."
 - "No permanent structures(s) shall be erected within the easement area(s). Permanent structure(s) shall mean any concrete foundation, concrete slab, wall, rockery, pond, stream, building, deck, overhanging structure, fill material, tree, recreational sport court, carport, shed, private utility, fence, or other site improvement that restricts or unreasonably interferes with the need to access or construct utilities in said easements(s). Permanent structure(s) shall not mean improvements such as flowers, ground cover and shrubs less than 3-feet in height, lawn grass, asphalt paving, gravel, or other similar site improvements that do not prevent the access of men, material, and machinery across, along, and within the said easement area. Land restoration by the City within the said easement area due to construction, shall mean planting grass seed or grass sod, asphalt paving, or gravel unless otherwise determined by the City of Puyallup."

- The face of the short plat shall clearly indicate the location of the existing water service and side sewer service to the existing residence. If located within the proposed road, it shall be relocated at the time of mainline extension. [PMC 19.02.100(I)]
- Water to this site is to be provided by The City of Puyallup. The applicant shall provide a water availability letter prior to plat approval. [RCW 19.27.097 & PMC 14.02.130]

FEES

- Water and 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]

→ **Water**

- A water 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 \$4,020.00. [PMC 14.02.040, 14.10.030]

→ **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 \$5,560.00 [PMC 14.10.010, 14.10.030]

→ **Stormwater**

- A Stormwater Systems Development Charge (SDC) will be assessed for each new single-family residence. The current SDC as of this writing is \$3,360.00 per unit.

TRAFFIC – KYLE YOUNG (253) 841-5430 kyoung@puyallupwa.gov

- The city has adopted a City-Wide Traffic Impact Fee. The project’s proportionate share to this fee program would be collect at each single family generating 1 new PM peak hour trip with a fee of \$4,500 per trip. The TIF shall be paid prior to building permit issuance.
- Park impact fees were established by Ordinance 3142 dated July 3, 2017 and shall be charged per new dwelling unit based on its size:

Size of Residential Dwelling	Park Impact Fee (Per residential dwelling Unit)
Less than 500 sqft	\$1,560.05
500 - 999 sqft	\$2,313.53
1,000 – 1,999 sqft	\$3,291.31
2,000 sqft or more	\$4,017.30

- Per Puyallup Municipal Code Section 11.08.130, (if the project exceeds \$150,000 in valuation) the applicant/owner would be expected to construct half-street improvements. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.

Pre-app Notes

P-21-0039 14xx 21st St SE

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- 15th Ave SE: With 3 to 4 lots the roadway would be required to meet our 30 foot Private Tract requirements (see City Standard 01.01.07) for the entire length of the parcel. At 1 to 2 lots the roadway would need to meet our 20 foot Private Tract requirements (see City Standard 01.01.08). Further discussion would be needed to determine the total length.
- 21st St SE: This must be improved to meet fire requirements.

FIRE PREVENTION – DAVID DRAKE, 253-864-4171 ddrake@puyallupwa.gov RAY COCKERHAM, 253-841-5585 RayC@puyallupwa.gov

- 21st will require a 20' minimum width for fire access.
- A fire hydrant will be required.
- 15th will be required to be 10% or less at final grade.
- Notes are for a 4 lot short plat or one signal family residence.

BUILDING – DAVID LEAHY, 253-435-3618 DLeahy@puyallupwa.gov RAY COCKERHAM, 253-841-5585 RayC@puyallupwa.gov

- Complete building plans would be required at the time of permit application per the Codes in effect at the time of a complete submittal.
- Provide a Geo-Tech report with the building permit applications.