



City of Puyallup

Development Services Center

333 S Meridian, Puyallup, WA 98371

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

www.cityofpuyallup.org

DATE: March 11, 2020

TO: Tres Kirkebo, Riggin Thorniley, Dick Irwin, Vladimir Tkach, Andrey Tiginyanu & Project File

FROM: Nabila Comstock - Planning Technician

PROJECT: P-20-0013 - Andrey's Estates

SITE ADDRESS: 2617 9th St SW

PROJECT DESCRIPTION (as provided by applicant): Feasibility of plat - Potential changes to RS-zone standards, SEPA, environmental studies, etc.

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@ci.puyallup.wa.us

GENERAL PLAT COMMENTS SUMMARY

- To address the questions on the pre-application request:
 - Generally, the lot layout appears acceptable to Planning. No changes in lot dimensions has been identified. Critical area reports (wetland, streams, habitat) are required and may affect overall layout.
- The project needs to plan to extend tract A (proposed) to the boundary of the eastern property line. Staff is still determining how that will affect the overall plat construction and will follow up with the applicant.
 - PMC 20.20.010 (12) & (13)
 - (12) One duplex on each lot subject to the following standards and criteria:
 - (a) The property is zoned RS-04 and has a minimum lot area of 6,000 square feet; or

(b) The property is zoned RS-06 and has a minimum lot area of 8,000 square feet;

(c) Buildings containing duplex and triplex dwelling units shall not exceed 20 percent of the total number of residential buildings located within a radius of 250 feet. For the purpose of this requirement, accessory dwelling units shall not be counted as additional residential buildings.

(13) One triplex on each lot subject to the following standards and criteria:

(a) The property is zoned RS-04 and has a minimum lot area of 8,000 square feet; or

(b) The property is zoned RS-06 and has a minimum lot area of 10,000 square feet;

(c) Buildings containing duplex and triplex dwelling units shall not exceed 20 percent of the total number of residential buildings located within a radius of 250 feet. For the purpose of this requirement, accessory dwelling units shall not be counted as additional residential buildings.

▪ The radius appears generally correct, at the time of the pre-app meeting.

- A total of 43 residences are within 250'
- Zero duplex or triplexes are within the radius
- A total of 9 lots therefore may be either 2 or 3 family homes

- Changes to RS zoning – see ordinance 3203 (December, 2019). No further changes are anticipated or are in process in the near term to PMC 20.20 or title 19.
- Project requires SEPA – a stream buffer and wetland assessment report is required.
- The project cannot be vested to uses as it relates to duplex/triplex land uses *UNLESS* a Planned Development application comes in with the preliminary plat.

GIS PROPERTY DETAILS

QV Puyallup Detailed List - 0419041029

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	19B, 20C
Urban Growth Boundary Area	Yes
Volcanic Hazard Areas	No
Water System Name	FRUITLAND MUTUAL WATER COMPANY
Wetlands Inventory Puyallup	No
Zoning	RS-06
Zoning Overlay	N/A

PRELIMINARY MAJOR PLAT APPLICATION FORM

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

LAND USE ANALYSIS

- The site is in the XXXX zone district and the XXX Comprehensive Plan designated area. Consult PMC 20.XX 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

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 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.

LAND USE PERMITTING REQUIREMENTS

The following land use permits are required for your proposal:

- Preliminary major plat application
- SEPA Environmental checklist
- 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:
 - 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@ci.puyallup.wa.us).
 - 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.

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
"City Engineers Office"	"City Engineer"
"Development Services Department"	"Development 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
 - 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-	36'	36'	36'	36'	28'

family houses					
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 <i>(Refer to 20.20.028)</i>	–	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	No
X	Geologic hazard area – Landslide hazard area	Yes
X	Geologic hazard area – Erosion hazard area	Yes
X	Geologic hazard area – Seismic hazard areas	Yes* Geotech for foundations should take into account seismic
X	Wetland and/or wetland buffer	Yes
X	Fish and Wildlife Conservation Area - Stream and/or stream buffer	Yes

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:**
 - **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 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 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.
 - **A 15' buffer shall apply along 9th Street SW. This shall be shown as a 'vegetation buffer area' notation on the face of the plat.**

- 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 –Joey Berkey, 253-435-3616 JBerkey@ci.puyallup.wa.us

Engineered plans must follow the latest regulations and standards set forth in the Puyallup Municipal Code (PMC), the City Standards for Public Works Engineering and Construction (design standards), and the current City adopted stormwater manual at the time of civil permit application [PMC 21.10.040]. The stormwater design associated with this preliminary plat was reviewed for compliance with the 2014 amended Stormwater Management Manual for Western Washington (DOE manual), which is the current adopted stormwater manual. The comments provided below are project-specific in nature and should not be considered an exhaustive list of the requirements from the PMC, design standards, or the DOE manual.

Water

Water Outside City Service Area:

- 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. 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 Requirements (applies to both City Water and Water Purveyors):

- Fire hydrants shall be placed at 1000 feet along residential streets. [CS 301.2]

Sanitary Sewer

- The applicant shall connect into the existing public system located within Chateau Dr. 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 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)]
- If any buildings on site are connected to septic tanks, the applicant shall abandon the existing septic systems per Pierce County Health Department regulations. A Septic/Pump Tank Decommissioning Certification form must be completed and submitted to the Source Protection Program Department at (253) 798-6470. Verification of certification must be provided PRIOR to final city approvals. [PMC 14.08.070]

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, continuous monitoring well (MR1-9) during the wet weather months (**December 21 through April 1**).
- Hydraulic conductivity testing:
 - i. If the development meets the threshold to require implementation of Minimum Requirement #7 (flow control); if the site soils are consolidated; **or**, if the property 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.
- Testing to determine the hydraulic restriction layer.
- 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 Plat** 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 (2 sets) which meets the design requirements provided by PMC Section 21.10. The TIR/SSP shall be bound (3-ring binder, spiral binding, etc.) and each section of the TIR/SSP shall be individually indexed and tabbed with each permit application and every re-submittal prior to review by the City. 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]
 - the quantity of the offsite runoff;
 - the location(s) where the offsite runoff enters the project site;
 - how the offsite runoff will be routed through the project site.
 - the location of proposed retention/detention facilities
 - and, the location of proposed treatment facilities
 - All pipe reaches shall be summarized in a Conveyance Table containing the following minimum information and included in the TIR:

Pipe Reach Name	Design Flow (cfs)
Structure Tributary Area	Pipe-Full Flow (cfs)
Pipe Diameter (in)	Water Depth at Design Flow (in)

Pipe Length (ft)	Critical Depth (in)
Pipe Slope (%)	Velocity at Design Flow (fps)
Manning's Coefficient (n)	Velocity at Pipe-Full Flow (fps)
	Percent full at Design Flow (%)
	HGL for each Pipe Reach (elev)

- 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/>

- If the project discharges to a stream that leads to a wetland City may 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.

Civil Permit Application

- Civil engineering drawings will be required for this project prior to issuance of the first building permit (8 sets stapled and bound, and a PDF of the full submittal). 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.

Notes Specific to Major Plats

- A new 8-inch sanitary sewer mainline shall be extended into and through the development per City Standards. 6-inch side sewers shall be extended 15-feet into the proposed lots. [PMC 14.20.010 & CS 401(6)]
- Utility extensions shall be completed prior to building permit issuance. [PMC 14.02.130]
- Water connection fees and systems development charges will be assessed at the time of building permit issuance for the individual lots. [PMC 14.02.040, 14.10.030]
- For new plats, sewer connection fees and systems development charges will be assessed at the time of building permit issuance for the individual lots unless the developer/builder chooses to take advantage of the fee deferral option available by City Ordinance 2965. [PMC 14.10.010, 14.10.030]

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 Fees

- For each building, a water system development charge (SDC) will be assessed based on the number of "residential" units in the facility. Current SDC's as of this writing are \$3,965.00 for the first residential unit and \$2,973.75 for each additional unit per building. [PMC 14.02.040, 14.10.030]

Sewer Fees

- 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 \$5,383.00 [PMC 14.10.010, 14.10.030]
- For each building, a sanitary sewer system development charge (SDC) will be assessed based on the number of "residential" units in the facility. Current SDC's as of this writing are \$5,480.00 for the first residential unit and \$4110.00 for each additional unit. [PMC 14.10.010, 14.10.030]

Stormwater Fees

- A Stormwater Systems Development Charge (SDC) will be assessed for each new single family residence. The current SDC as of this writing is \$3,312.00 per unit.

TRAFFIC –KYLE YOUNG, 253-841-5430 KYoung@ci.puyallup.wa.us

- A Traffic Scoping Worksheet will be required. The City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) Trip Generation, 10th Edition. For single-family units use ITE's Trip Generation average rate. The project trips shall be rounded to the nearest tenth. Trip credits would be allowed for any existing development.
- The city has adopted a City-Wide Traffic Impact Fee. The project's proportionate share to this fee program would be determined when the traffic scoping worksheet has been submitted. The \$4,500 traffic impact fee per PM peak hour trip shall be paid prior to building permit issuance.
- Park impact fee was 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 the applicant/owner would be expected to construct half-street improvements including curb, gutter, sidewalk, roadway base, pavement, and street lighting for 9th St SW and the proposed public internal roadway. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.
 - 9th St SW is a minor arterial with a street light spacing requirement of 300 feet. A new street light will be required roughly 300 feet from the existing street light located north of the site on 26th Ave SW. The curb line along the frontage must align with the existing curb line to the north. This section of 9th St SW requires 75ft of total ROW width to accommodate future (3) lane of traffic, (2) bikes lanes, and frontage improvements. Additional ROW dedication may be required.
 - The new internal public roadway will require a street light at the cul-de-sac. See City Standard Detail 01.01.01 for road design requirements.
- Internal roadway geometry must be modified to meet minimum roadway radius standards of 150 feet.

FIRE PREVENTION – DAVID DRAKE, 253-864-4171 ddrake@ci.puyallup.wa.us

- Per City of Puyallup Municipal Code 16.08.070 (14), Installation of fire hydrants. Any portion of new single-family dwellings shall be within 600' from a public hydrant that is located on a fire apparatus access road.
- Driveways or Tracts greater than 150' will require a Fire Truck turn-around.

BUILDING – DAVID LEAHY, 253-435-3618 DLeahy@ci.puyallup.wa.us

- Provide a Geotech report when applying for the new homes for this plat.
- No other building comments at this time.