

# Initial Project Review

## Site Plan Review: High Pointe Community Church

**Application Number: 892002**

**Conditional Use Permit – Major Amendment: 847695**

**Parcel Numbers: 0418104039, 0418104040, & 0418104041**

**Graham Advisory Commission (GAC) Public Meeting Date: November 13, 2018, at 6:00 p.m.,** Graham Fire & Rescue, Station 94, 23014 – 70th Avenue East, Graham, WA. 98338

**Proposal:** Request for Site Plan Review to deviate from the Graham Community Plan design standards by deviating from the building and roof modulation standards for allowing a continuous wall length of a maximum of 100 feet and the vertical separation to be a 4-foot minimum, and to deviate from the roof pitch standard by allowing a 3:12 minimum roof pitch as well as flat roof areas for rooftop mechanical equipment.

**Project Location:** 11401 – 224<sup>th</sup> Street East, Puyallup, WA, in the Graham Community Plan area and Rural 10 (R10) zone classification, within the SW 1/4 of the SW 1/4 of Section 10, Township 18N, Range 4E, W.M., in Council District #3

**Review Summary:** County staff has reviewed this proposal for compliance with all applicable policies, codes, and regulations. The County finds, based on the initial project review, by and large the proposal appears to be consistent with the applicable codes and regulations (Pierce County Comprehensive Plan, Graham Community Plan, and Pierce County Development Regulations) and staff will be recommending approval of the proposal.

**State Environmental Policy Act (SEPA):** A Mitigated Determination of Nonsignificance (MDNS) was issued for this proposal on December 28, 2018, with a comment deadline of January 11, 2017, and an appeal deadline of January 25, 2017. No appeals were filed.

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**Pierce County Online Permit Information:**

<https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/departmentsStatus?applPermitId=892002>



## Project Data

Application Complete: August 1, 2018

IPR Mailed Date: November 7, 2018

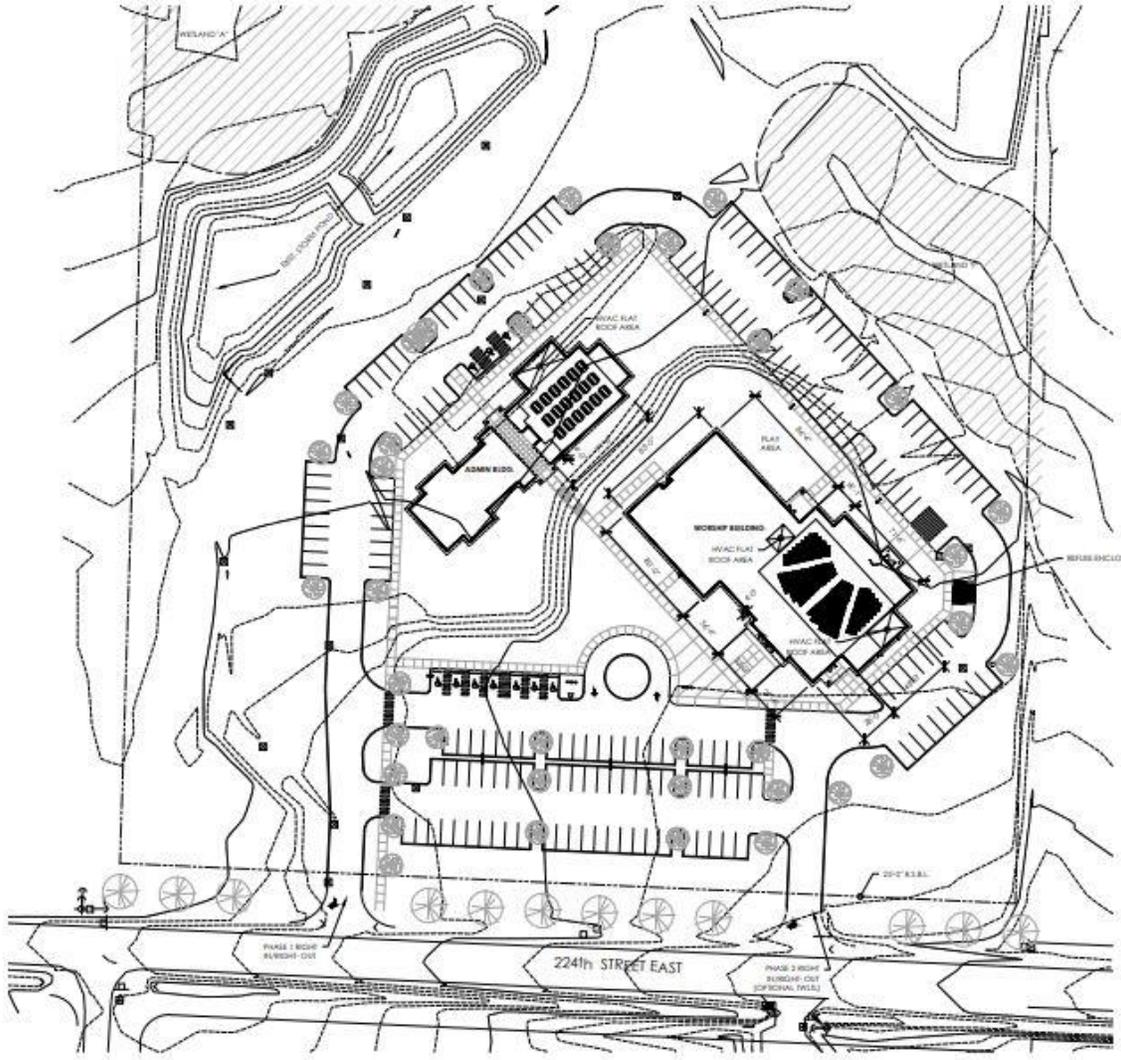
Owner: Pastor Kevin Sullivan  
High Pointe Community Church  
11803 101<sup>st</sup> Avenue East, 103  
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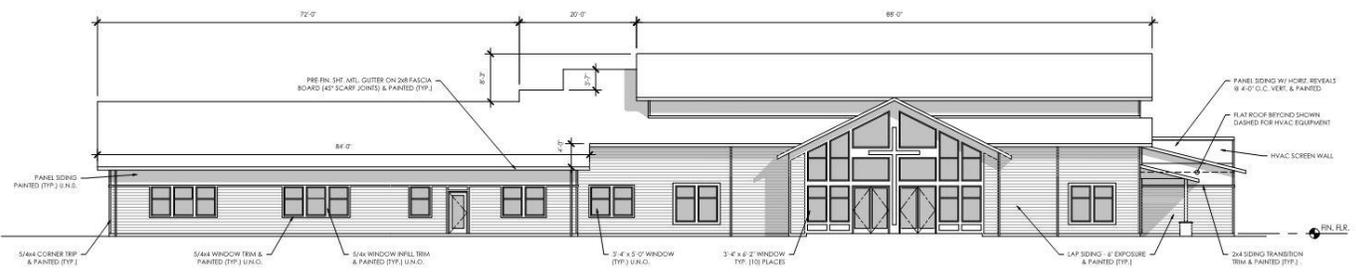
## Public and Legal Notice

- *August 16, 2018*: Notice of Application and Public Meeting Notice, was sent to property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property.
- *October 30, 2018*: Public Notice of the Graham Advisory Commission (GAC) meeting was sent to property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property.
- *October 31, 2018*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*), advertising the public meeting to be held by the GAC.

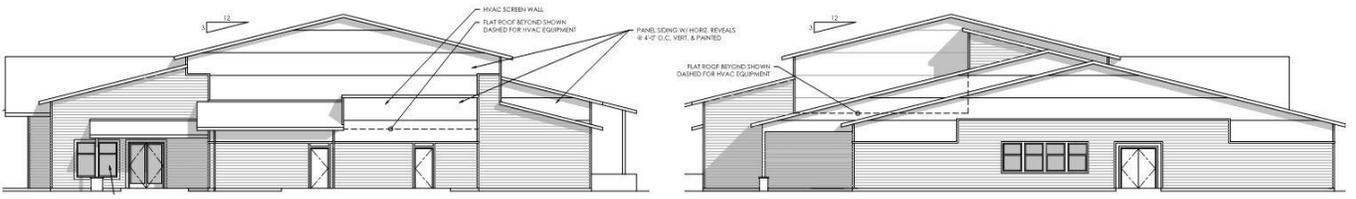
# Site Plan



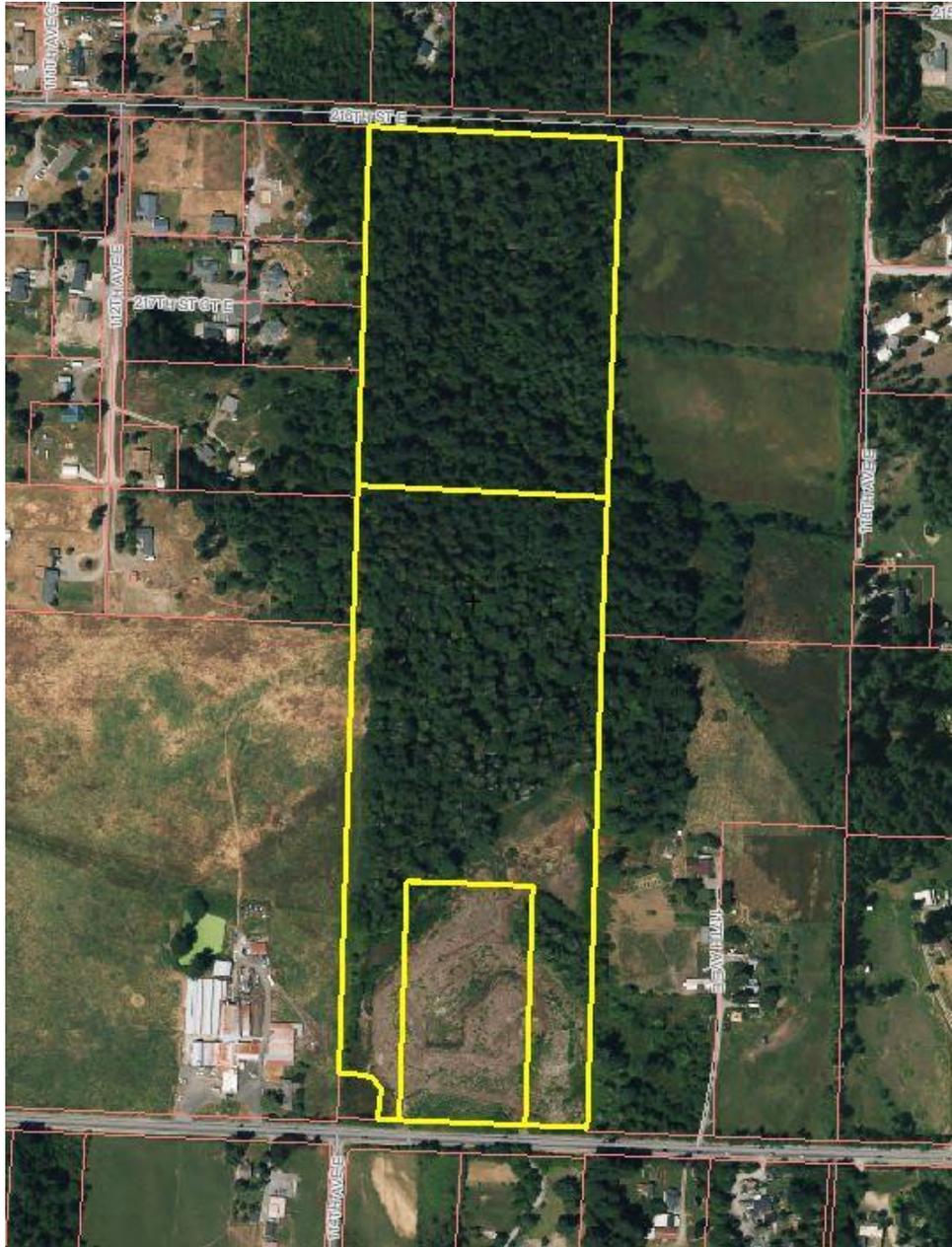
## Building Elevations (front)



## Building Elevations (sides)



## 2017 Ortho Photo



### Comments from Agencies and Public

The proposed project has been routed to departments and agencies with interest and jurisdiction for review. Comments received from various departments and agencies may be found by accessing the Online Permit Information referenced on page 1. To date, no comments have been received for this proposal.

## **Site Characteristics**

- The nearly 39-acre subject property consists of 3 parcels: 0418104039, 0418104040, and 0418104041. The properties together are rectangular in shape, 652 feet wide, and span the distance between 216<sup>th</sup> Street East and 224<sup>th</sup> Street East (about 2,600 feet).
- Nearly 3/4 of the property is a wetland complex and associated buffers. Development is proposed in the lower quarter of the property fronting 224<sup>th</sup> Avenue East.
- The site is currently vacant, but some earthwork was previously completed at the location. Development is proposed along 224<sup>th</sup> Street East.
- No state or federal candidate, threatened or endangered plant, animal species, or habitat has been identified on the project site.

## **Surrounding Land Use / Zoning Designation**

The neighboring properties across each street and the northern half of the western property boundary are residential properties zoned Rural Separator (RSep). The remaining properties, the southern half of the western property boundary, and the entire eastern property boundary, are farms and have a zoning classification of Rural Farm (RF).

## **Governing Regulations**

Graham Community Plan (April 1, 2012)

Title 19A Comprehensive Plan - January 1, 1995, as amended

Title 18A Development Regulations – Zoning (June 8, 2015)

Title 18J Development Regulations – Design Standards and Guidelines

## **Initial Planning and Public Works (PPW) Staff Review for Consistency with Land Use Policies and Regulations**

### **County Comprehensive Plan and Community Plan**

The project complies or can be conditioned to comply with all applicable policies and objectives of the Pierce County Comprehensive Plan and Graham Community Plan.

### **Pierce County Development Regulations – Design Standards and Guidelines – Title 18J**

Title 18J, Development Regulations – Design Standards and Guidelines

18J.10.050 Approval Required

18J.10.050 B Site Plan Review (SPR)

Applicants proposing designs, details, treatments, or other design solutions not expressly provided for in the standards shall obtain Site Plan Review approval. The following review criteria shall be considered before any alternative design is granted:

- a. The alternative design solution will not be materially detrimental to the public welfare or injurious to the property or improvement in such vicinity and zone in which the subject property is located;
- b. The alternative design solution is consistent with the Comprehensive Plan including any applicable Community Plan;
- c. Significant adverse environmental impacts will not be caused as a result of the alternative design; and

- d. The alternative design solution will meet the applicable design objective in the same or better way than compliance with the standards requested to be deviated from.

*Staff Comment: Staff believes all but review criteria 'd.' are clearly met.*

#### 18J.80 Graham Community Plan Area Design Standards & Guidelines

This Chapter shall apply to any development activity that is required to obtain building or development permits or approvals. From the list of applicable requirements for the proposal listed in Table 18J.80.020-1 Graham Community Plan Area Regulated Activities, the applicants wish to propose an alternative to the following design standards.

#### 18J.80.070 Commercial, Civic, Utility and Industrial Design Standards and Guidelines

The purpose of this Section is to improve the quality of non-residential development by instituting design standards that reflect the historic, rustic, and rural character in the plan area and that provide compatibility between residential and non-residential uses.

#### 18J.80.070 B.1.a.

- (1) Break up large buildings with façade modulation.
  - (b) The use of long blank walls is prohibited. The maximum allowable length of an uninterrupted building elevation is 50 feet. Visual interruptions to the planes of exterior walls may be achieved through one of the following methods: (See Figure 18J.80-31)
    - (i) Modulating the building facades at a depth of at least 4 feet and a width of at least 8 feet.
    - (ii) Covered porches.
    - (iii) Porticos.

#### 18J.80.070 B.1.b.

- (3) Provide variety in roof forms that complement a rural or historical architectural style.
  - (a) Roof lines shall be interrupted every 50 feet with gable, hip, or dormer roof forms or a vertical shift of at least 5 feet and roof planes shall be varied by using gable ends and/or dormers, unless a false front is used. (See Figure 18J.80-34)
  - (b) Buildings shall be designed with gable, gambrel, or hip roof forms with a minimum of a 6:12 roof pitch. False fronts, giving the appearance of a flat roof, may also be used.
  - (c) The use of flat, mansard, dome or butterfly roof forms is prohibited.

*Staff Comment: The proposed church is a conditionally allowed non-residential use with a zoning classification of Rural 10 (R10) and its location requires that it meet the intent of Title 18J.80. The property location is between two properties that have residences, but also appear to be working farms. All of the proposed deviations are for the Worship Building as noted on the submitted site plan and exterior elevation drawings. The building's proposed height is under the 35-foot height limit, and its placement easily meets the property line setbacks for the area. Staff also recognizes that the two neighboring properties next to the south end of the property are zoned Rural Farm (RF) and each contain one single-family residence. As such, the largest of the church's proposed structures is over 500 feet from each of the neighboring homes and does not impose on any residences.*

*The applicant requests to deviate from the design requirement for the maximum allowable length of an uninterrupted building elevation of 50 feet. The areas affected by this design regulation are not blank, but contain entrances, windows, and siding that meets the requirements of this section. The request for a minimum of a 4-foot depth of modulation meets the minimum requirement. The areas of flat roof to accommodate building equipment meets the design requirement if screened as proposed (with panel siding and horizontal reveals).*

*The applicant also requests to deviate from three portions of the roofline requirements by asking that their roofline be uninterrupted by more than 50 feet, the vertical separation be less than 5 feet, and that the allowed pitch of the roof be reduced to a low-slope 3:12 gable rather than the required 6:12 pitch. Use of the 6:12 pitch for this structure raises the height to over 40 feet. Again, a flat portion of the roof is requested for HVAC type equipment and does not violate the intent of the design standards.*

High Pointe Community Church SPR IPR GAC-DB.docx